

**A. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**BCC/District 2**  
**Hearing Date: 3/3/05**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**DATE:** 02/03/2005

**#Z-**

**APPLICANT:** 03-9-CZ8-5, DEVON RAMCHARAN

**MOTION:** Deferred to March 3, 2005, without further advertising

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz				X
Gimenez		X		
Heyman		X		
Jordan		X		
Rolle	M	X		
Seijas				X
Sorenson	S	X		
Sosa				X
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
<b>TOTAL</b>		8	0	

**DATE:** 12/16/2004

**#Z-**

**APPLICANT:** B. Devon Ramcharan (03-9-CZ8-5/03-190)

**MOTION:** Deferred to February 3, 2005 (1<sup>st</sup> item on the agenda, with costs for additional notification to be paid by the applicant).

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		x		
Carey-Shuler		x		
Diaz		x		
Gimenez		x		
Heyman	S	x		
Jordan		x		
Moss		x		
Rolle	M	x		
Seijas				x
Sorenson		x		
Sosa		x		
Souto		x		
Chairman Martinez				x
<b>TOTAL</b>		11	0	2

**DATE: SEPTEMBER 30, 2004**

**#Z-**

**APPLICANT: #1. DEVON RAMCHARAN**

**MOTION: DEFERRED TO DEC 16, 2004-no further notice**

<b>ROLL CALL</b>	<b>M/S</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
Barreiro		X		
Diaz	S	X		
Ferguson				X
Heyman		X		
Martincz		X		
Morales				X
Moss		X		
Rolle	M	X		
Seijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		X		
<b>TOTAL</b>		<b>11</b>	<b>0</b>	<b>2</b>



MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP

APPLICANT'S NAME: DEVON RAMCHARAN

REPRESENTATIVE(S): Applicant was absent during the hearing

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	November 19, 2003	CZAB8- -03

DEPT. REC:

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>1/27/04</u>	<input checked="" type="checkbox"/> W/Leave To Amend ↓ At applicant's expense
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS		
<input type="checkbox"/> OTHER:	<u>To readvertise to show a request for a non-use variance of lot area and any other non-use variances to address the new ordinance (used car dealerships).</u>		

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Winifred C. BEACHAM			✓
MS.	<u>S</u>	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	<u>M</u>	Billy HESTER	✓		
MR.		Arthemon JOHNSON (C.A.)			✓
MADAME VICE-CHAIR		Margaret RUDOLPH			✓
CHAIRMAN		Fredericke Alan MORLEY	✓		

EXHIBITS: ☐ YES ☒ NO

VOTE: 4 to 0

COUNTY ATTORNEY: Dennis Kerbel

**MIAMI-DADE COUNTY  
COMMUNITY HOUSING APPEALS BOARD - AREA 8  
MOTION SLIP**

APPLICANT'S NAME: DEVON RAMCHARAN

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	<u>M</u>	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	<u>S</u>	Arthemion JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** March 3, 2005

**COMMISSION DISTRICT:** 2

**ITEM NO.:** A

**A. INTRODUCTION**

**O REQUESTS:**

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

1. BU-2 to BU-3
2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**o SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

**o LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

**o SIZE: 140' x 110'**

**o IMPACT:**

The approval of this application will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY: None.**

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category

accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

2. **Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot and heavy truck and equipment storage	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office
EAST: BU-3; paint and body shop	Business and Office
WEST: RU-3B; duplex residences	Residential, low to medium density, 5 to 13 du

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.** This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder,

the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

**Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.**

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
  - (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
    - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
    - (B) the proposed alternative development will not result in the further subdivision of land; and
    - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
    - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
    - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
    - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
    - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
    - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
  - (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
    - (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and

- (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
- (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

- (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
- (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
- (C) no lot area shall be less than the smaller of:
  - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
  - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the

surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

**H. ANALYSIS:**

This application was deferred from the September 30, 2004 meeting, December 16, 2004 meeting, and from the February 3, 2005 meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4 – 0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue.



Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue, between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB8-13-98) was approved as a use variance in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other approval for a use variance (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. These aforementioned approvals are located on properties on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that subsequent to the aforementioned approvals the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-

3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

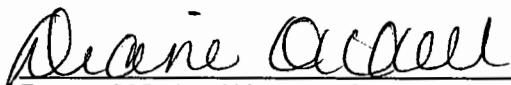
When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

**I. RECOMMENDATION:**

Denial without prejudice of the appeal and of the application.

**J. CONDITIONS: None.**

**DATE INSPECTED:** 08/22/03; 9/21/04  
**DATE TYPED:** 08/22/03  
**DATE REVISED:** 10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,  
09/21/04, 11/29/04  
**DATE FINALIZED:** 2/9/05  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

RECEIVED  
SEP 19 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan


This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

  
Raul A. Pino, P.L.S.

SEP. 03 2003  
Date



**MIAMI-DADE FIRE RESCUE**  
**Planning & Capital Improvements Bureau**  
**ZONING COMMENTS**

Hearing Number: 203-190.

Plans: ☒ Yes ☐ No Request: \_\_\_\_\_

Location: NE cor. of NW 96th St + NW 7th Ave.

Recommendation: ☒ Approved  
☐ Approved with conditions  
☐ Approved with no change from previous submittal  
☐ Denial  
☐ Defer to DIC comments

\*

Estimated number of alarms generated annually by application: \_\_\_\_\_

If there is an impact, below is the service availability:

Station District 30 Grid 0685 DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: ☒ No Impact  
☐ Minimal Impact  
☐ Moderate Impact  
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
---------	----------	----------------------

☐ None

**THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.**

**ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.**

Reviewed by: Barbara J. Matthews  
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/2/04  
Revised 1/23/04 BJM

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \_\_\_\_\_

RECEIPT.# \_\_\_\_\_

DATE HEARD: 1/27/04

BY CZAB # C-8

**RECEIVED**  
203-190  
FEB 17 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 203-190 (03-9-CZB-5)

Filed in the name of (Applicant) DEVON RAMCHARAN

Name of Appellant, if other than applicant SAME

Address/Location of APPELLANT'S property: 9600 N.W. 7<sup>th</sup> AVENUE  
MIAMI, FLORIDA

Application, or part of Application being Appealed (Explanation): APPLICATION IN ITS ENTIRETY

Appellant (name): DEVON RAMCHARAN

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

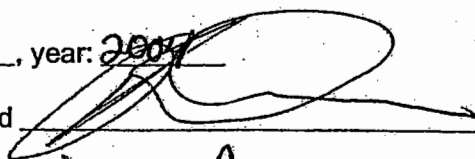
Requested district boundary change, with proposed covenant,  
is consistent and compatible with other approvals and uses  
in the area. Non-use variance for lot area can be approved  
under section 33-311(A)(4)(b).



APPELLANT MUST SIGN THIS PAGE

Date: 17 day of FEBRUARY, year: 2004

Signed



DEVON RAMCHARAN

Print Name

8561 SOUTHAMPTON DRIVE, MIRAMAR FL 33025

Mailing Address

(305) 796-3459

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

DEVON RAMCHARAN

Representing

Robert W. Holland

Signature

ROBERT W. HOLLAND

Print Name

5955 N.E. 4<sup>th</sup> COURT

Address

Miami

City

FL

State

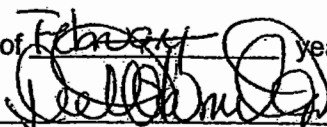
33137

Zip

(305) 751-8800

Telephone Number

Subscribed and Sworn to before me on the 17 day of February, year 2004



Notary Public

(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared DEVON RAMCHARAN  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]  
Signature

Ivette Frometa  
Print Name

Signature

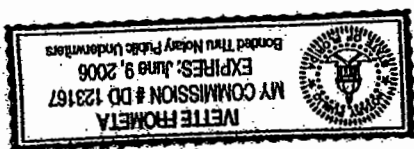
Print Name

Sworn to and subscribed before me on the 17 day of February, year 2004

Appellant is personally know to me or has produced FL driver license as  
Identification.

[Signature]  
Notary  
(Stamp/Seal)

Commission Expires:



**RESOLUTION NO. CZAB8-1-04**

**WHEREAS, DEVON RAMCHARAN** applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

**LOCATION:** The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

*WHEREAS*, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Bertha M. Carswell	absent	Arthemon Johnson	aye
Kerly Cileli	absent	Margaret Rudolph	absent
		Fredricke Alan Morley	aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

*BE IT FURTHER RESOLVED* that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this day of January 27, 2004.

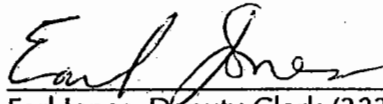
Hearing No. 03-9-CZ8-5  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9<sup>th</sup> day of February, 2004.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



# MEMORANDUM

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

Amended  
Agenda Item No. 6(C)

---

O: Hon. Chairperson and Members  
Board of County Commissioners

DATE: (Second Reading 11-4-03)  
September 9, 2003

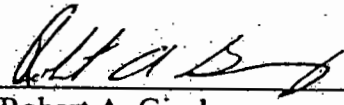
FROM: Robert A. Ginsburg  
County Attorney

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

---

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls



TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: November 4, 2003

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

FROM: George M. Burgess  
County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



03 238

# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

Amended

**SUBJECT:** Agenda Item No. 6(C)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review



Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Ar ded

Agenda Item No. 6 (C)

11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

**Sec. 33-255. Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

- (a) Open lot car >>and truck<< sales, >>new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

- (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<

- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

\*

\*

\*

- (14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >> September 10, 1996.<<

\* \* \*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\* \* \*

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 04 2003

Approved by County Attorney as  
to form and legal sufficiency:

Max

Prepared by:

CH

Craig H. Collier

Sponsored by Commissioner Dorrin D. Rolle

# TEAM METRO

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

THE NORTHWEST CORNER OF  
N.W. 96 STREET & N.W. 7 AVENUE;  
AKA 9600 NW 7TH AVENUE

---

APPLICANT

---

ADDRESS

---

Z2003000190

---

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

CMS Case # 200404005050

11/19/04 Citation # 937151 issued for junk, trash, debris and junk vehicles

12/16/04 Citation received

01/13/05 Re-inspection reveals violation not corrected. Property still in violation.

Evans/7th Avenue Corp.  
8561 Southampton Dr.  
Miramar, Florida 33025  
C/O James D. Evans

Antonio Taveras



**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devon Ramcharan; Hearing # 03-190**



Police Grids Boundaries  
 Boundary

MDPD Crime Analysis System  
January 19, 2005  
Data in this document represents  
successfully geocoded attributes.







Miami-Dade Police Department

# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	N	0683	1	01/24/2003	FRI	08:31:00	JAKE	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102	30227450	Y
9600 NW 7 AV	N	0683	1	01/31/2003	FRI	11:39:00	OSCAR, EDDY	0057073B		34	11:39:00	11:39:00	11:50:00	N2303	30296768	N
9600 NW 7 AV	N	0683	1	02/12/2003	WED	14:14:00	FAXAS MR	0079991B		22JC	14:14:00	14:16:00	14:16:00	N3103	30414377	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:28:02	BARBARO, MR	0104966B		29JC	18:28:02	18:36:08	18:36:08	N2204	30540002	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:46:01	BARBARO, MR			15	18:46:01	18:46:01	18:46:01	N2204	30540130	N
9600 NW 7 AV	N	0683	1	03/12/2003	WED	17:35:49	DOMINGUEZ, MR	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109	30686452	Y
9600 NW 7 AV	Q	0683	1	03/13/2003	THU	14:52:08				13	14:52:08	14:52:08	14:52:08	RB346	30695840	N
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:29:54	DOMINGUEZ, MR	0150699B		37	21:29:54	21:31:47	21:31:47	N3500	30770137	Y
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:32:36	DOMINGUEZ, MR			15	21:32:36	21:32:36	21:32:36	N3500	30770160	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	12:28:23	SANCHEZ, MR	0184420B		34	12:28:23	13:15:42	13:21:00	N2106	30936201	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	13:15:51	SANCHEZ, MR			15	13:15:51	13:15:51	13:21:00	N2106	30936500	N
9600 NW 7 AV	N	0683	1	05/17/2003	SAT	12:02:38	RICK	0263414B		22	12:02:38	12:11:36	12:22:00	N2506	31330988	Y
9600 NW 7 AV	N	0683	1	05/22/2003	THU	13:51:39	WILLIAMS, MS	0273286B		17	13:51:39	14:06:16	14:27:00	N2307	31380716	Y
9600 NW 7 AV	N	0683	1	05/28/2003	WED	10:41:03	DOMINGUEZ, RICKY	0284157B		34	10:41:03	10:43:28	10:50:00	N2506	31435808	Y
9600 NW 7 AV	N	0683	1	06/04/2003	WED	17:02:56	ELIAS	0298599B		28	17:02:56	17:20:26	17:33:26	N3101	31607419	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	17:51:04	SAM, MR	0332596B		34	17:51:04	18:38:23	18:38:23	N3101	31689123	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	18:38:26	SAM, MR			15	18:38:26	18:38:26	18:38:26	N3101	31689433	N
9600 NW 7 AV	N	0683	1	06/24/2003	TUE	17:48:21	BOATWRIGHT, MR	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408	31694915	Y
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:08:50	DOMINGUEZ, MR	0339531B		38	13:08:50	13:10:15	13:10:15	N2201	31702050	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:31:13		0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217	31702196	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:10:42	DOMINGUEZ, MR			15DL	13:10:42	13:10:42	13:10:42	N2201	31702061	N
9600 NW 7 AV	N	0683	1	06/26/2003	THU	21:02:23	DOMINGUEZ, MR	0342527B		22	21:02:23	21:36:47	21:46:28	N3280	31715880	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	12:58:23	LAMTROTH, MR	0349396B		34	12:58:23	14:08:41	14:13:41	N2308	31747136	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	15:12:04	ELIAS	0349598B		34	15:12:04	16:12:46	16:19:00	N3507	31748326	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	17:55:21	RICKY DOMINGUEZ	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508	31749706	Y
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:06:57	RICKY DOMINGUEZ			15	18:06:57	18:06:57	18:55:00	N3504	31749827	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:07:14	RICKY DOMINGUEZ			15DL	18:07:14	18:07:14	18:07:14	N3508	31749829	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	07:33:42	RODRIGUEZ, MR	0357190B		14	07:33:42	07:35:53	07:46:06	N2501	31784636	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:26:05	JAVIER	0357295B		14	09:26:05	09:26:25	09:26:25	N2301	31785328	Y
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:17	JAVIER			15	09:27:17	09:27:17	09:27:17	N2301	31785334	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:54	JAVIER			15	09:27:54	09:27:54	09:30:21		31785338	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:15:47	RODRIGUEZ, MR	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201	31798168	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:17:11	RODRIGUEZ, MR			15	14:17:11	14:17:11	14:17:11	N2201	31798177	N
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:40:55	DANIEL HYLAND	0363149B		34	14:40:55	14:41:54	14:51:00	N3506	31813032	N





Miami-Dade Police Department

# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wt YN
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:42:16	DANIEL HYLAND			15	14:42:16	14:42:16	14:52:00		31813039	N
9600 NW 7 AV	N	0683	1	07/09/2003	WED	10:23:03	GONZALEZ, CECIL	0366724B		28	10:23:03	10:23:03	10:23:03		31830863	Y
9600 NW 7 AV	N	0683	1	07/17/2003	THU	13:43:57	JOHNNIE	0382255B		34	13:43:57	14:59:35	15:04:35	N3102	31906639	N
9600 NW 7 AV	N	0683	1	07/21/2003	MON	17:29:00	RAMCHARAN, MR	0389821B		34	17:29:00	17:47:04	17:47:04	N3501	31944404	N
9600 NW 7 AV	N	0683	1	07/26/2003	SAT	20:08:21	ALEXIS, MS	0399752B		34	20:08:21	20:09:29	20:09:29	N3303	31993714	N
9600 NW 7 AV	N	0683	2	11/18/2004	TUE	13:53:04	DEVON	0608471C		34	13:53:04	14:33:16	14:51:00	N2401	43029305	N
9600 NW 7 AV	N	0683	2	11/18/2004	TUE	14:33:34	DEVON			15	14:33:34	14:33:34	14:51:00		43029724	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	16:47:00	MR IZAGUIRRE	0093525B		34	16:47:00	18:20:00	18:20:00	N3101	30482181	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	17:49:00	MR IZAGUIRRE			15	17:49:00	17:49:00	17:49:00	N3103	30482655	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	18:20:00	MR IZAGUIRRE			15	18:20:00	18:20:00	18:20:00	N3103	30482885	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:19:52				13	11:19:52	11:19:52	11:19:52	N6271	31785908	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:20:03				15	11:20:03	11:20:03	11:20:03	N8271	31785910	N
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:16		0646446C		14PA	15:29:16	15:29:16	15:29:16	EIU51	43221449	Y
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:26		0646448C		14PA	15:29:26	15:29:26	15:29:26	EIU51	43221452	Y
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:23:02				15DL	13:23:02	13:23:02	13:23:02	N6216	31702127	N
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:20:33				38DL	13:20:33	13:20:33	13:20:33	N6216	31702110	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:44				15	23:24:44	23:24:44	23:24:44	N1509	31817198	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:53				15	23:24:53	23:24:53	23:24:53	N1504	31817201	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:56				15	23:24:56	23:24:56	23:24:56	N1505	31817203	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:35:58				15	23:35:58	23:35:58	23:35:00	N1504	31817308	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:42:43				15	23:42:43	23:42:43	23:42:43	N3404	31817352	N
9600 NW 7 AV/AUTO	N	0683	1	12/13/2002	FRI	14:12:00	PIERRE, JERRY	0685285A		34	14:12:00	14:42:00	14:50:00	N3108	23456855	N
9600 NW 7 AV/AUTO	N	0683	1	12/13/2002	FRI	14:42:00	PIERRE, JERRY			15	14:42:00	14:42:00	14:50:00		23457147	N
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	THU	17:32:00	RICKY/EMPLOYEE	0059858A		32JC	17:32:00	17:35:00	17:42:00	N3209	20301164	N
9600 NW 7 AV/B&L AUTO	N	0683	1	07/01/2003	TUE	09:11:17	COX, MR	0350911B		34	09:11:17	09:11:38	09:13:00	N2505	31755215	N
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	FRI	09:58:00	DOMINGUEZ MR	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508	21142649	Y
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002	WED	19:34:00	MATOS, MR			22	19:34:00	20:18:00	20:39:00	N3380	21341650	N
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	THU	18:02:00	DOMIGUEZ, RICKY	0562414A		34	18:02:00	19:32:00	19:42:00	N3507	22825299	N
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	TUE	16:33:00	DOMINGUEZ, REYNO	0137997A		26V	16:33:00	16:33:00	16:33:00		20694515	Y
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	WED	13:33:50	LANDIS	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	31572958	Y



# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "Z" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	THU	19:11:00		0212387A		39	19:11:00	19:11:00	19:11:00	N3510	21086816	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:07:08	ANON	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	31806167	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:08:33	ANON			16	19:08:33	19:08:33	19:16:43		31806177	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:17:58	ANON			15	19:17:58	19:17:58	19:21:56	N3303	31806222	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:18:11	ANON			15	19:18:11	19:18:11	19:18:11	N3308	31806224	N
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	THU	13:50:00	SANVILLE,MS	0696921A		34	13:50:00	14:12:00	14:24:00	N2306	23515825	Y
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683		04/18/2002	THU	17:45:00	VIVELYNE DORNEV			15	17:45:00	17:45:00	17:45:00	N3106	21066065	N
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	THU	17:45:00	VIVELYNE DORNEV	0212239A		27	17:45:00	17:45:00	17:45:00	N3106	21066040	Y
9600 NW 7 AVE	N	0683	2	07/08/2004	THU	14:12:49	CRAIG MARSHALL	0368508C		21	14:12:49	14:12:49	14:12:49		41808700	Y
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	THU	20:21:00		0562499A		39	20:21:00	20:21:00	20:21:00	N3507	22826337	Y
9600 NW 7 AV	N	0683	1	08/09/2003	MON	20:48:27	DOMINGUEZ,MR	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	31556573	N
9600 NW 7 AV	N	0683	1	08/09/2003	MON	21:44:39	DOMINGUEZ,MR			15	21:44:39	21:44:39	21:44:39	N6273	31556940	N

38



# **Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004**



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( "ALL" in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) ) and Common

		2003		2004	
Grid	Signal Code	Signal Description			
0683	13	SPECIAL INFORMATION/ASSIGNMENT		319	270
	14	CONDUCT INVESTIGATION		606	609
	15	MEET AN OFFICER		1,310	1,234
	16	D.U.I.		1	2
	17	TRAFFIC ACCIDENT		180	166
	18	HIT AND RUN		30	42
	19	TRAFFIC STOP		239	320
	20	TRAFFIC DETAIL		39	61
	21	LOST OR STOLEN TAG		39	49
	22	AUTO THEFT		104	93
	25	BURGLAR ALARM RINGING		79	60
	26	BURGLARY		177	119
	27	LARCENY		56	58
	28	VANDALISM		52	36
	29	ROBBERY		31	25
	30	SHOOTING		3	8
	32	ASSAULT		259	258
	33	SEX OFFENSE		12	16
	34	DISTURBANCE		548	578
	36	MISSING PERSON		42	59
	37	SUSPICIOUS VEHICLE		35	21
	38	SUSPICIOUS PERSON		39	31
	39	PRISONER		120	72
	41	SICK OR INJURED PERSON		66	86
	43	BAKER ACT		7	16
	44	ATTEMPTED SUICIDE		4	8



# **Miami-Dade Police Department** **Zoning Hearing Report - Dispatch Information** **For 2003 and 2004**



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common

		2003	2004	
Grid	Signal Code	Signal Description		
0683	45	DEAD ON ARRIVAL	6	7
	47	BOMB OR EXPLOSIVE ALERT	1	0
	49	FIRE	10	13
	52	NARCOTICS INVESTIGATION	102	60
	53	ABDUCTION	1	1
	54	FRAUD	16	19
	55	WEAPONS VIOLATION	2	2
Total Signals for Grid 0683 :			4,535	4,399

40



# Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common

		2003	2004
Grid	Signal Code	Signal Description	
Total for All Grids :		4,535	4,399

41



**MIAMI-DADE POLICE DEPARTMENT**  
**Zoning Hearing Report Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**For 2003 and 2004**



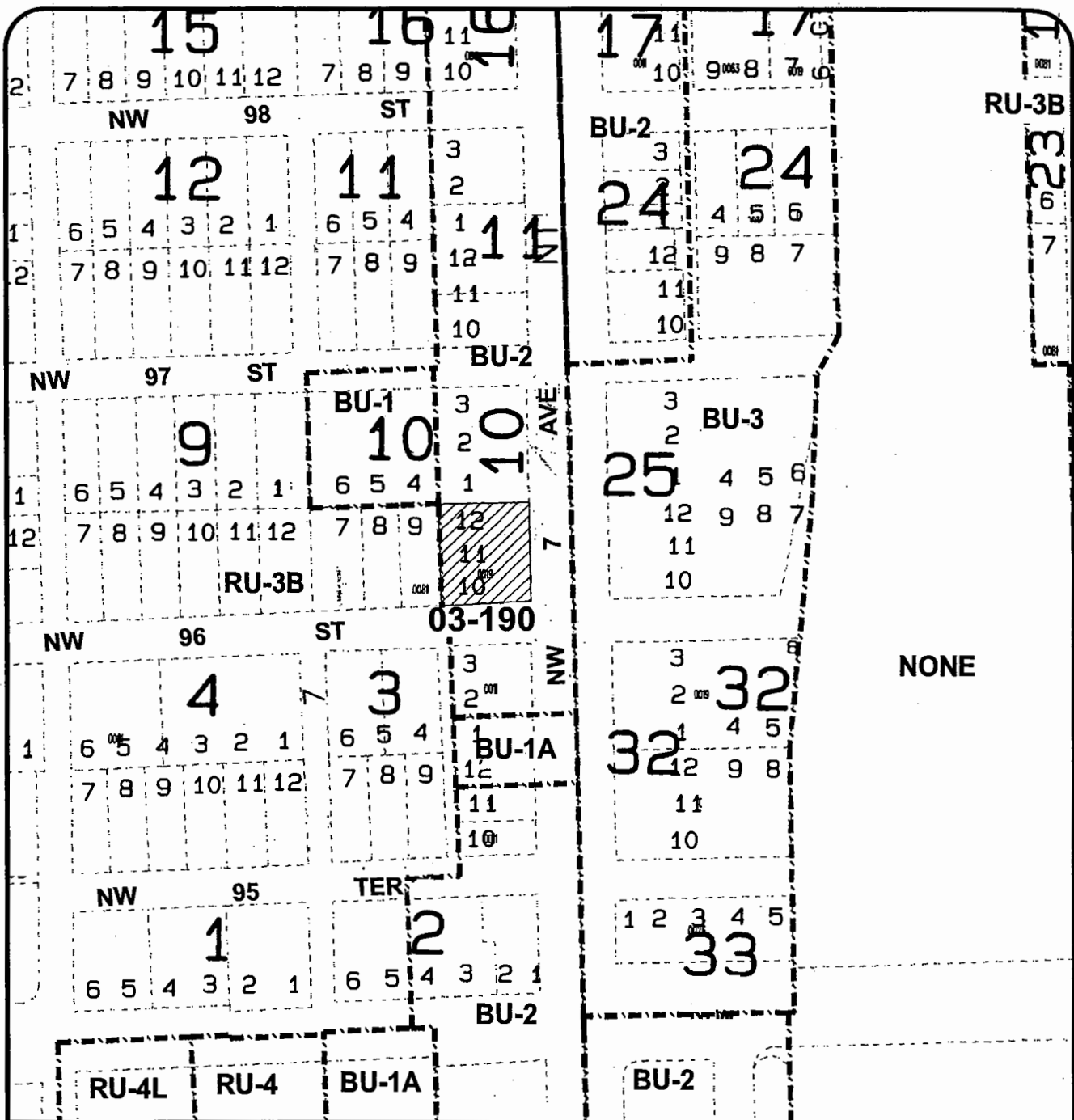
Miami-Dade Police Department

Grid(s): 0683

2003      2004

Grid 0683					
Part I					
130A	AGGRAVATED ASSAULT		36	30	
2200	BURGLARY		68	40	
110C	FONDLING		2	1	
2400	MOTOR VEHICLE THEFT		40	26	
090A	MURDER - NONNEG MANSLAUGHTER		0	2	
230B	PURSE SNATCHING		1	0	
110A	RAPE		2	3	
1200	ROBBERY		27	21	
230C	SHOPLIFTING		9	3	
230G	SHOPLIFTING ALL OTHERS		77	64	
230F	SHOPLIFTING FROM A MOTOR VEHICLE		63	50	
110B	SODOMY		4	3	
Part I TOTAL			329	243	
Part II					
2000	ARSON		1	1	
260A	FRAUD CON/SWINDLE/FALSE PRET.		4	2	
260B	FRAUD CREDIT CARD/ATM		4	4	
350B	ILLEGAL DRUG EQUIPMENT		1	2	
260D	IMPERSONATION		8	6	
1000	KIDNAPPING - ABDUCTION		1	0	
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		62	46	
130B	SIMPLE ASSAULT		68	79	
130E	SIMPLE STALKING		1	0	
Part II TOTAL			150	140	
Grid 0683 TOTAL			479	383	

42



# MIAMI-DADE COUNTY HEARING MAP

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

SCALE  
 0 200' N

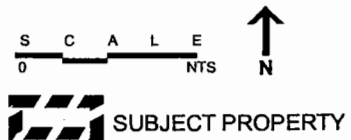
SUBJECT PROPERTY





**MIAMI-DADE COUNTY  
AERIAL**

**Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS**





**B. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**BCC/District 2**  
**Hearing Date: 2/3/05**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**DATE:** 12/16/2004

**#Z-**

**APPLICANT:** B. Devon Ramcharan (03-9-CZ8-5/03-190)

**MOTION:** Deferred to February 3, 2005 (1<sup>st</sup> item on the agenda, with costs for additional notification to be paid by the applicant).

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		x		
Carey-Shuler		x		
Diaz		x		
Gimenez		x		
Heyman	S	x		
Jordan		x		
Moss		x		
Rolle	M	x		
Seijas				x
Sorenson		x		
Sosa		x		
Souto		x		
Chairman Martinez				x
<b>TOTAL</b>		11	0	2

**DATE:** SEPTEMBER 30, 2004      **#Z-**

**APPLICANT:** #1. DEVON RAMCHARAN

**MOTION:** DEFERRED TO DEC 16, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz	S	X		
Ferguson				X
Heyman		X		
Martincz		X		
Morales				X
Moss		X		
Rolle	M	X		
Seijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		X		
<b>TOTAL</b>		11	0	2

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S): *Applicant was absent during the hearing*

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	November 19, 2003	CZAB8- -03

DEPT. REC:

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>1/27/04</u> <input checked="" type="checkbox"/> W/Leave To Amend At applicant's expense
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<i>To readvertise to show a request for a non-use variance of lot area and any other non-use variances to address the new ordinance (used car dealerships).</i>	

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Winifred C. BEACHAM			<input checked="" type="checkbox"/>
MS.	<i>S</i>	Bertha M. CARSWELL	<input checked="" type="checkbox"/>		
MS.		Kerly CILELI	<input checked="" type="checkbox"/>		
MR.	<i>M</i>	Billy HESTER	<input checked="" type="checkbox"/>		
MR.		Arthemon JOHNSON (C.A.)			<input checked="" type="checkbox"/>
MADAME VICE-CHAIR		Margaret RUDOLPH			<input checked="" type="checkbox"/>
CHAIRMAN		Fredericke Alan MORLEY	<input checked="" type="checkbox"/>		

EXHIBITS: ☐ YES ☒ NO

VOTE: 4 to 0  
COUNTY ATTORNEY: Dennis Kerbel

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP**

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	M	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	S	Arthemon JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel

5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** February 3, 2005

**COMMISSION DISTRICT:** 2

**ITEM NO.:** B

**A. INTRODUCTION**

• **REQUESTS:**

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

1. BU-2 to BU-3
2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of this application will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category

accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

2. **Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot and heavy truck and equipment storage	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office
EAST: BU-3; paint and body shop	Business and Office
WEST: RU-3B; duplex residences	Residential, low to medium density, 5 to 13 du

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.** This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval



hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

**Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.**

(f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
- (B) the proposed alternative development will not result in the further subdivision of land; and
- (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
- (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
- (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and

- (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
- (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

- (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
- (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
- (C) no lot area shall be less than the smaller of:
  - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
  - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use

variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

**H. ANALYSIS:**

This application was deferred from the September 30, 2004 meeting to the December 16, 2004 meeting, and from the December 16, 2004 meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4 – 0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have

been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue, between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB8-13-98) was approved as a use variance in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other approval for a use variance (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. These aforementioned approvals are located on properties on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that subsequent to the aforementioned approvals the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property

must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

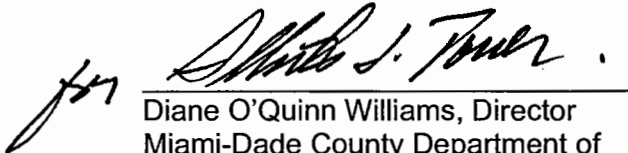
When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

I. **RECOMMENDATION:**

Denial without prejudice of the appeal and of the application.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/22/03; 9/21/04  
DATE TYPED: 08/22/03  
DATE REVISED: 10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,  
09/21/04, 11/29/04  
DATE FINALIZED: 1/24/05  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

RECEIVED  
SEP 19 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

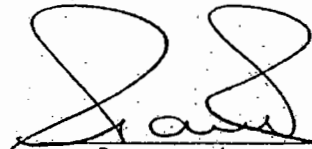
This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

  
\_\_\_\_\_  
Raul A. Pino, P.L.S.

SEP. 03 2003  
Date \_\_\_\_\_



**MIAMI-DADE FIRE RESCUE**  
**Planning & Capital Improvements Bureau**  
**ZONING COMMENTS**

Hearing Number: 203-190.

Plans: ☒ Yes ☐ No Request: \_\_\_\_\_

Location: NE cor. of NW 96th St + NW 7th Ave.

Recommendation: Approved ☒  
Approved with conditions ☐\*  
Approved with no change from previous submittal \_\_\_\_\_  
Denial \_\_\_\_\_  
Defer to DIC comments \_\_\_\_\_

Estimated number of alarms generated annually by application: \_\_\_\_\_

If there is an impact, below is the service availability:

Station District 30 Grid 0685 DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: ☒ No Impact  
☐ Minimal Impact  
☐ Moderate Impact  
☐ Severe Impact

Planned Service to Mitigate:

Service

Location

Year to be  
Completed

☐ None

**THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.**

**ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.**

Reviewed by: Barbara J. Matthews  
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/2/04  
Revised 1/23/04 BJM

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \_\_\_\_\_

RECEIPT.# \_\_\_\_\_

DATE HEARD: 1/27/04

BY CZAB # C-8

**RECEIVED**  
203-190  
FEB 17 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal"  
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must  
be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 203-190 (03-9-C28-5)

Filed in the name of (Applicant) DEVON RAMCHARAN

Name of Appellant, if other than applicant SAME

Address/Location of APPELLANT'S property: 9600 N.W. 7<sup>th</sup> AVENUE  
MIAMI, FLORIDA

Application, or part of Application being Appealed (Explanation): APPLICATION IN ITS ENTIRETY

Appellant (name): DEVON RAMCHARAN

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with  
reference to the above subject matter, and in accordance with the provisions contained in  
Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board  
of County Commissioners for review of said decision. The grounds and reasons supporting the  
reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

Requested district boundary change, with proposed covenant,  
is consistent and compatible with other approvals and uses  
in the area. Non-use variance for lot area can be approved

Page 1 under Section 33-311(A)(4)(b).

APPELLANT MUST SIGN THIS PAGE

Date: 17 day of FEBRUARY, year: 2004

Signed

DEVON RAMCHARAN

Print Name

8561 SOUTHAMPTON DRIVE, MIRAMAR FL 33025

Mailing Address

(305) 796-3459

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

DEVON RAMCHARAN

Representing

Robert W. Holland

Signature

ROBERT W. HOLLAND

Print Name

5955 N.E. 4<sup>th</sup> COURT

Address

Miami

City

FL

State

33137

Zip

(305) 751-8800

Telephone Number

Subscribed and Sworn to before me on the 17 day of February year 2004

[Signature]  
Notary Public

(stamp/seal)

Commission expires:



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared DEVON RAMCHARAN  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]  
Signature

Ivette Frometa  
Print Name

Print Name

Signature

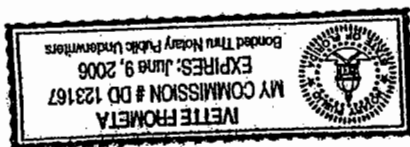
Print Name

Sworn to and subscribed before me on the 17 day of February, year 2004

Appellant is personally know to me or has produced FL driver license as  
identification.

[Signature]  
Notary  
(Stamp/Seal)

Commission Expires:



**RESOLUTION NO. CZAB8-1-04**

**WHEREAS, DEVON RAMCHARAN** applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

**LOCATION:** The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

*WHEREAS*, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Bertha M. Carswell	absent	Arthemon Johnson	aye
Kerly Cileli	absent	Margaret Rudolph	absent
Fredricke Alan Morley	aye		

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

*BE IT FURTHER RESOLVED* that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this day of January 27, 2004.

Hearing No. 03-9-CZ8-5  
ej

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

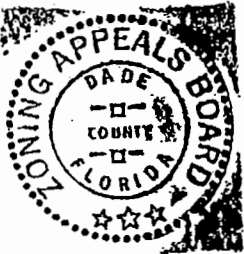
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9<sup>th</sup> day of February, 2004.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL





# MEMORANDUM

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

Amended  
Agenda Item No. 6(C)

---

TO: Hon. Chairperson and Members  
Board of County Commissioners

DATE: (Second Reading 11-4-03)  
September 9, 2003

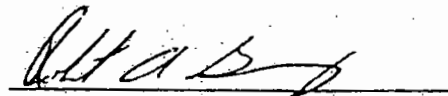
FROM: Robert A. Ginsburg  
County Attorney

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

---

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls



O: Honorable Chairperson and Members  
Board of County Commissioners

DATE: November 4, 2003

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

ROM: George M. Burgos  
County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



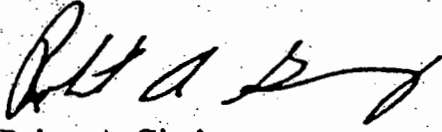
03 238

# MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

DATE: November 4, 2003

FROM:   
Robert A. Ginsburg  
County Attorney

Amended  
SUBJECT: Agenda Item No. 6(C)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review

222  
Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 6 (C)  
11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

(a) Open lot car >>and truck<< sales, >>new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<

- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

\*

\*

\*

- (14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >>September 10, 1996.<<

\* \* \*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\* \* \*

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as  
to form and legal sufficiency:

MAX

Prepared by:

CH

Craig H. Collier

Sponsored by Commissioner Dorrin D. Rolle

# TEAM METRO

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

THE NORTHWEST CORNER OF  
N.W. 96 STREET & N.W. 7 AVENUE;  
AKA 9600 NW 7TH AVENUE

---

APPLICANT

---

ADDRESS

Z2003000190

---

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

CMS Case # 200404005050

11/19/04 Citation # 937151 issued for junk, trash, debris and junk vehicles

12/16/04 Citation received

01/13/05 Re-inspection reveals violation not corrected. Property still in violation.

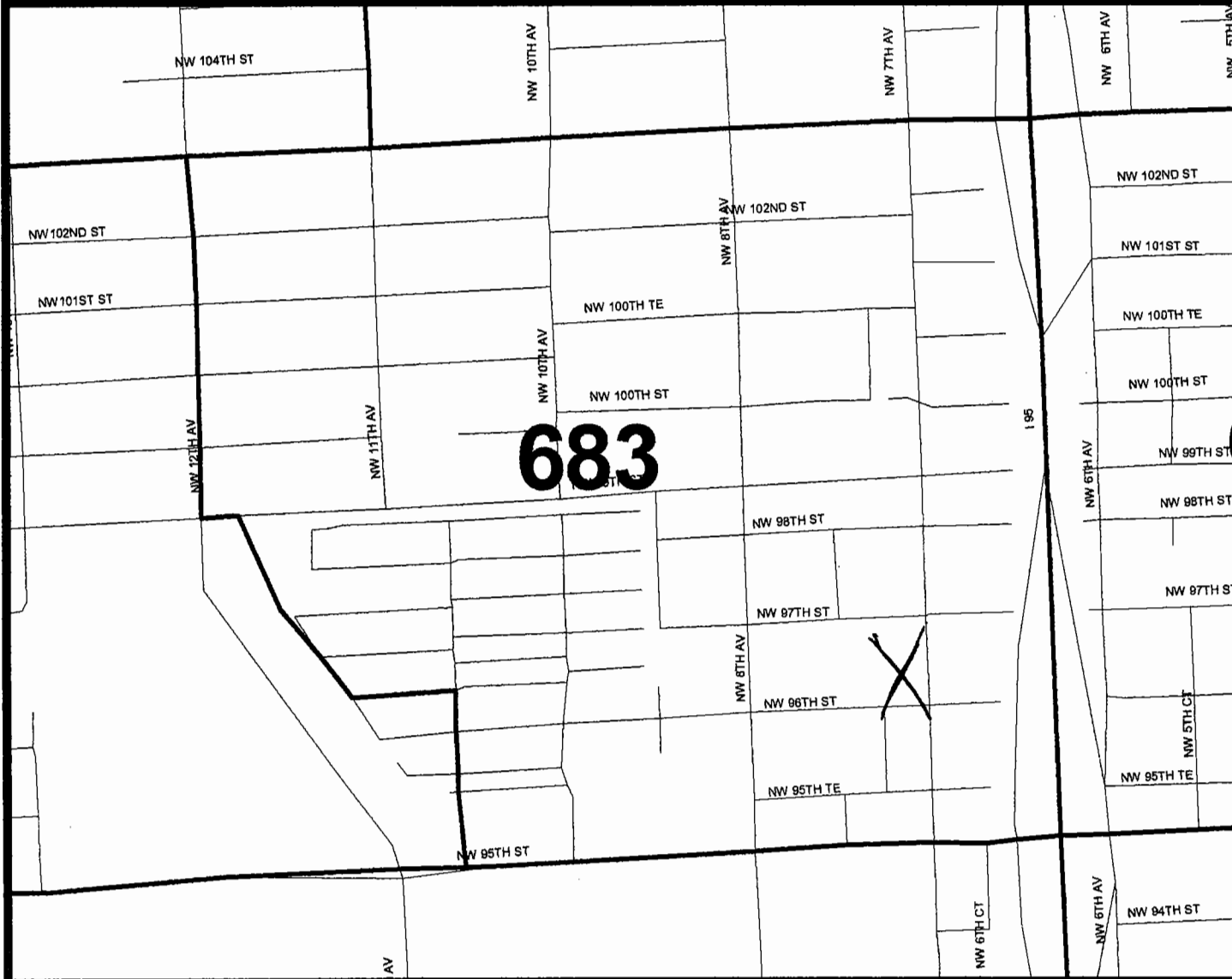
Evans/7th Avenue Corp.  
8561 Southampton Dr.  
Miramar, Florida 33025  
C/O James D. Evans

Antonio Taveras





**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devron Ramcharan; Hearing # 03-190**



Police Grids Boundaries  
 Boundary

0 0.05 0.1 Miles



MDPD Crime Analysis System  
 August 12, 2004  
 Data in this document represents  
 successfully geocoded attributes.





# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substr( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
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9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

42

34



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substr( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273

60



# **Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid In ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS /	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38
	39	PRISONER	116



# **Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

Total for All Grids : 4277



# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120



Miami-Dade Police Department

# **Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31**

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
	54	FRAUD	16
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4533
Total Reported: 3188			Total Not Reported: 1345

Total for All Grids : 4533





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
Grid 0683	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	26
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
Grid 0683 TOTAL	314
Total Part I:	314



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o AOA  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
<b>2000 - ARSON</b>	<b>1</b>
<b>130B - SIMPLE ASSAULT</b>	<b>46</b>
<b>130E - SIMPLE STALKING</b>	<b>2</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>9</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>7</b>
<b>260B - FRAUD CREDIT CARD/ATM</b>	<b>4</b>
<b>260D - IMPERSONATION</b>	<b>8</b>
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II :</b>	<b>77</b>

**Grand Total: 391**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )



**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

Miami-Dade Police Department

Crime Information Warehouse

**YEAR: 2003**

**Grid(s): 0683**

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
110A - RAPE	2
110B - SODOMY	4
110C - FONDLING	2
1200 - ROBBERY	27
130A - AGGRAVATED ASSAULT	36
2200 - BURGLARY	68
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	9
230F - SHOPLIFTING FROM A MOTOR VEHICLE	63
230G - SHOPLIFTING ALL OTHERS	77
2400 - MOTOR VEHICLE THEFT	40
<b>Grid 0683 TOTAL</b>	<b>329</b>
<b>Total Part I :</b>	<b>329</b>

43



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

**YEAR: 2003**

Crime Information Warehouse

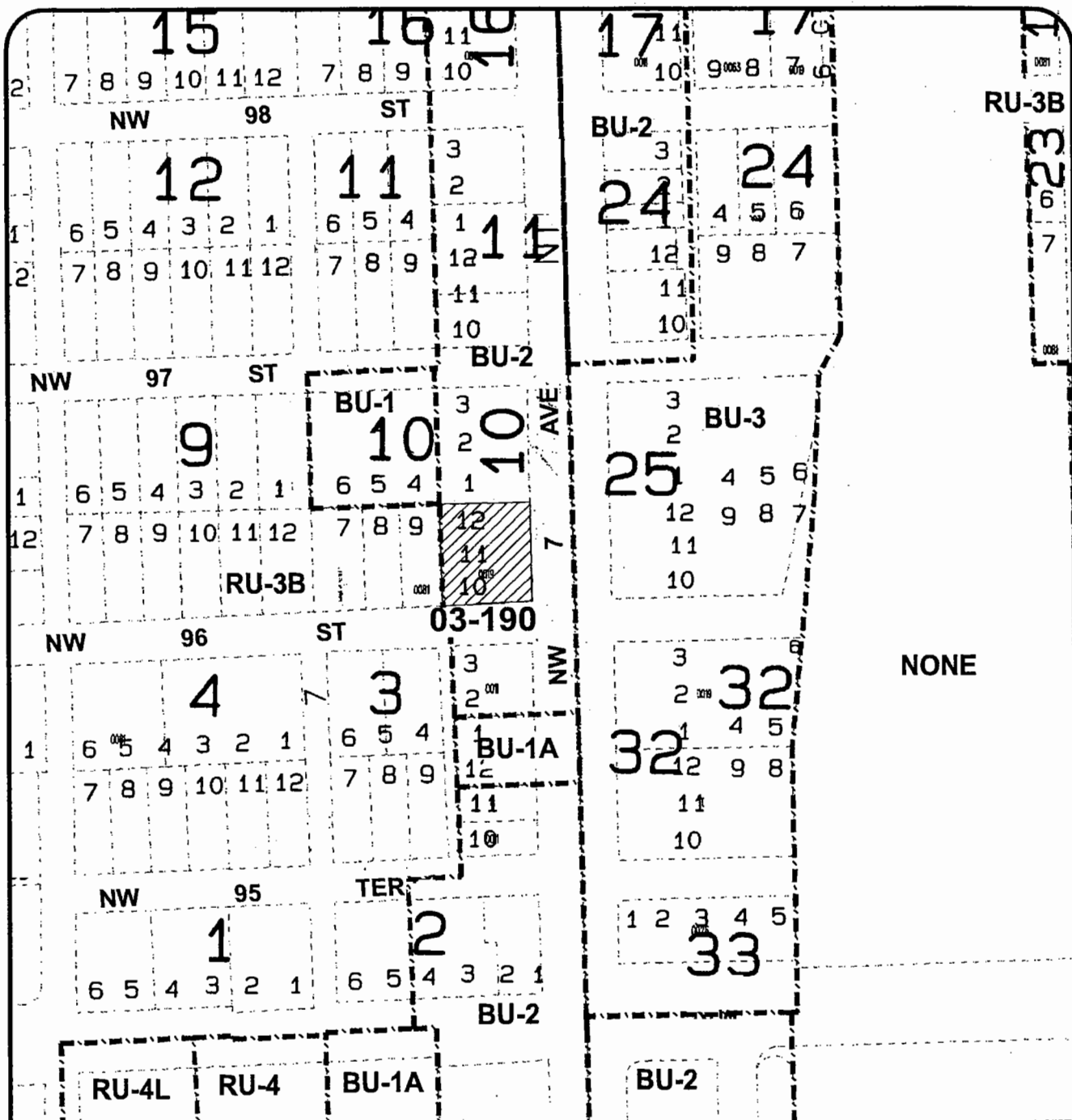
Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	68
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	62
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
<b>Grid 0683 TOTAL</b>	<b>150</b>
<b>Total PART II :</b>	<b>150</b>

**Grand Total: 479**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )

44



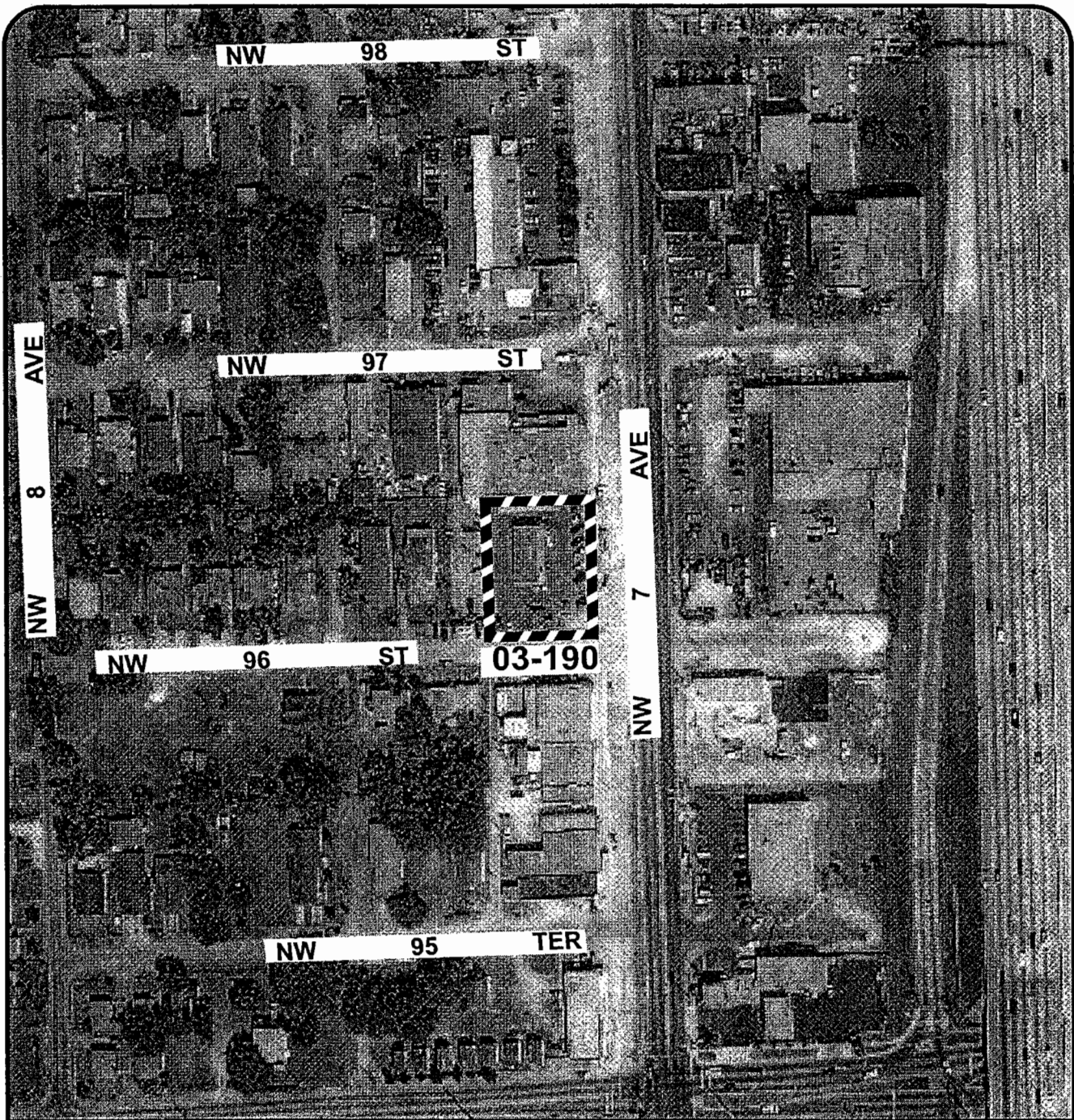
# MIAMI-DADE COUNTY HEARING MAP

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

SCALE  
 0 200' N

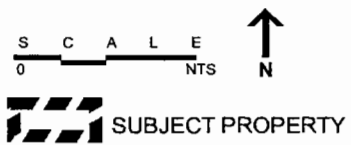
SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS



**B. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**BCC/District 2**  
**Hearing Date: 12/16/04**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - EA 8  
MOTION SLIP**

APPLICANT'S NAME: DEVON RAMCHARAN

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	M	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	S	Arthemon JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel



**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP**

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S): *Applicant was absent during the hearing*

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	November 19, 2003	CZAB8- -03

DEPT. REC:

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>1/27/04</u>	<input checked="" type="checkbox"/> W/Leave To Amend <i>At applicant's expense</i>
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS		
<input type="checkbox"/> OTHER:	<i>To readvertise to show a request for a non-use variance of lot area and any other non-use variances to address the new ordinance (used car dealerships).</i>		

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Winifred C. BEACHAM			<input checked="" type="checkbox"/>
MS.	<i>S</i>	Bertha M. CARSWELL	<input checked="" type="checkbox"/>		
MS.		Kerly CILELI	<input checked="" type="checkbox"/>		
MR.	<i>M</i>	Billy HESTER	<input checked="" type="checkbox"/>		
MR.		Arthemion JOHNSON (C.A.)			<input checked="" type="checkbox"/>
MADAME VICE-CHAIR		Margaret RUDOLPH			<input checked="" type="checkbox"/>
CHAIRMAN		Fredericke Alan MORLEY	<input checked="" type="checkbox"/>		

EXHIBITS: ☐ YES ☒ NO

VOTE: 4 to 0

COUNTY ATTORNEY: Dennis Kerbel

**DATE: SEPTEMBER 30, 2004**

**#Z-**

**APPLICANT: #1. DEVON RAMCHARAN**

**MOTION: DEFERRED TO DEC 16, 2004-no further notice**

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz	S	X		
Ferguson				X
Heyman		X		
Martincz		X		
Morales				X
Moss		X		
Rolle	M	X		
Scijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		X		
<b>TOTAL</b>		11	0	2

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** December 16, 2004

**COMMISSION DISTRICT:** 2

**ITEM NO.:** B

=====

**A. INTRODUCTION**

• **REQUESTS:**

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

1. BU-2 to BU-3
2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of this application will enable more intensive business uses on the property than are currently permitted..

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.
2. **Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot and heavy truck and equipment storage	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office

EAST:	BU-3; paint and body shop	Business and Office
WEST:	RU-3B; duplex residences	Residential, low to medium density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.** This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

**Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.**

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
- (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
    - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
    - (B) the proposed alternative development will not result in the further subdivision of land; and
    - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
    - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
    - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
    - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
    - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
    - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
  - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
  - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
  - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
  - (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
  - (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (3) the proposed lot area and frontage is such that:
- (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
  - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
  - (C) no lot area shall be less than the smaller of:
    - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
    - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
  - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
  - (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and

- (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:**

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

**H. ANALYSIS:**

This application was deferred from the September 30, 2004, meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4 – 0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the



applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue, between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB-813-98) took place in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options.

Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).


When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

**I. RECOMMENDATION:**

Denial without prejudice of the appeal and of the application.

**J. CONDITIONS: None.**

**DATE INSPECTED:** 08/22/03; 9/21/04  
**DATE TYPED:** 08/22/03  
**DATE REVISED:** 10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,  
09/21/04, 11/29/04  
**DATE FINALIZED:** 11/29/04  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

RECEIVED  
SEP 19 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

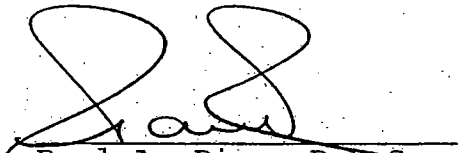
This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

  
Raul A. Pino, P.L.S.

SEP. 03 2003  
Date



**MIAMI-DADE FIRE RESCUE**  
**Planning & Capital Improvements Bureau**  
**ZONING COMMENTS**

Hearing Number: 203-190.

Plans: ☒ Yes ☐ No Request: \_\_\_\_\_

Location: NE cor. of NW 96th St + NW 7th Ave.

Recommendation: ☒ Approved  
☐ Approved with conditions  
☐ Approved with no change from previous submittal  
☐ Denial  
☐ Defer to DIC comments

\_\_\_\_\_  
\_\_\_\_\_

Estimated number of alarms generated annually by application: \_\_\_\_\_

If there is an impact, below is the service availability:

Station District 30 Grid 0685 DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: ☒ No Impact  
☐ Minimal Impact  
☐ Moderate Impact  
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____

☐ None

**THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.**

**ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.**

Reviewed by: Barbara J. Matthews  
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/2/04  
Revised 1/23/04 BJM

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \_\_\_\_\_

RECEIPT.# \_\_\_\_\_

DATE HEARD: 1/27/04

BY CZAB # C-8

**RECEIVED**  
203-190  
FEB 17 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 203-190 (03-9-CZ8-5)

Filed in the name of (Applicant) DEVON RAMCHARAN

Name of Appellant, if other than applicant SAME

Address/Location of APPELLANT'S property: 9600 N.W. 7<sup>th</sup> AVENUE  
MIAMI, FLORIDA

Application, or part of Application being Appealed (Explanation): APPLICATION IN ITS ENTIRETY

Appellant (name): DEVON RAMCHARAN

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

Requested district boundary change, with proposed covenant,  
is consistent and compatible with other approvals and uses  
in the area. Non-use variance for lot area can be approved

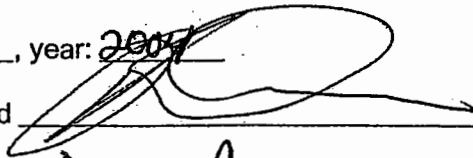
Page 1 under section 33-311(A)(4)(b).



APPELLANT MUST SIGN THIS PAGE

Date: 17 day of FEBRUARY, year: 2004

Signed



DEVON RAMCHARAN

Print Name

8561 SOUTHAMPTON DRIVE, MIRAMAR FL 33025

Mailing Address

(305) 796-3459

Phone

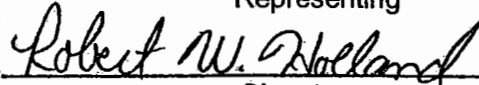
Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

DEVON RAMCHARAN

Representing



Signature

ROBERT W. HOLLAND

Print Name

5955 N.E. 4<sup>th</sup> COURT

Address

Miami

City

FL

State

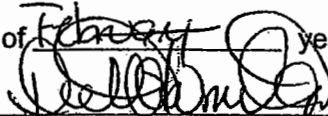
33137

Zip

(305) 751-8800

Telephone Number

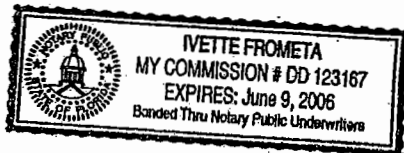
Subscribed and Sworn to before me on the 17 day of February year 2004



Notary Public

(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared DEVON RAMCHARAN (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]  
Signature

Ivette Frometa  
Print Name

[Signature]  
Appellant's signature

DEVON RAMCHARAN  
Print Name

Signature

Print Name

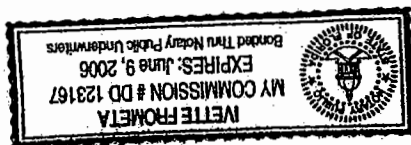
Sworn to and subscribed before me on the 17 day of February, year 2004

Appellant is personally know to me or has produced FL driver license as identification.

[Signature]

Notary  
(Stamp/Seal)

Commission Expires:



**RESOLUTION NO. CZAB8-1-04**

*WHEREAS*, **DEVON RAMCHARAN** applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

**LOCATION:** The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

*WHEREAS*, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Bertha M. Carswell	absent	Arthemon Johnson	aye
Kerly Cileli	absent	Margaret Rudolph	absent
Fredricke Alan Morley	aye		

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

*BE IT FURTHER RESOLVED* that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this day of January 27, 2004.


Hearing No. 03-9-CZ8-5  
ej

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

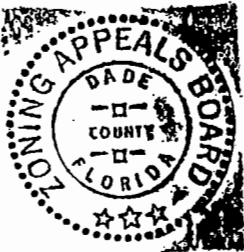
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9<sup>th</sup> day of February, 2004.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



# MEMORANDUM

ACIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

Amended  
Agenda Item No. 6(C)

TO: Hon. Chairperson and Members  
Board of County Commissioners

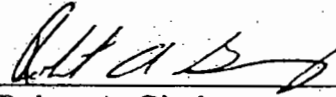
(Second Reading 11-4-03)  
DATE: September 9, 2003

FROM: Robert A. Ginsburg  
County Attorney

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

The accompanying ordinance was prepared and placed on the agenda at the request  
of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls



TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: November 4, 2003

FROM: George M. Burgess  
County Manager

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



03 238

**MEMORANDUM**

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

Amended

**SUBJECT:** Agenda Item No. 6(C)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review

26



Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Amended

Agenda Item No. 6 (C)

11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

**Sec. 33-255. Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

- (a) Open lot car >>and truck<< sales, >>new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

- (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
  - (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
  - (4) That such uses be conducted on sites consisting of at least one (1) net acre.
  - (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
  - (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
  - (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
  - (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
  - (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<
- (b) Open lot car rental.
  - (c) Automobile parts, secondhand from store building only.
  - (d) Automobile body and top work and painting.

\*

\*

\*

- (14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >> September 10, 1996<<

\* \* \*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\* \* \*

**Section 2.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 3.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 4.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 04 2003

Approved by County Attorney as  
to form and legal sufficiency:

Max

Prepared by:

CHC

Craig H. Collier

Sponsored by Commissioner Dorrin D. Rolle

# TEAM METRO NORTHSIDE OFFICE

## ENFORCEMENT HISTORY

DEVRON RAMCHARAN

NORTHWEST CORNER OF NW  
96 ST & NW 7 AVE; AKA 9600  
NW 7 AVE, MIAMI-DADE  
COUNTY, FLORIDA

---

APPLICANT

---

ADDRESS

---

12-16-2004

DATE

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03-190

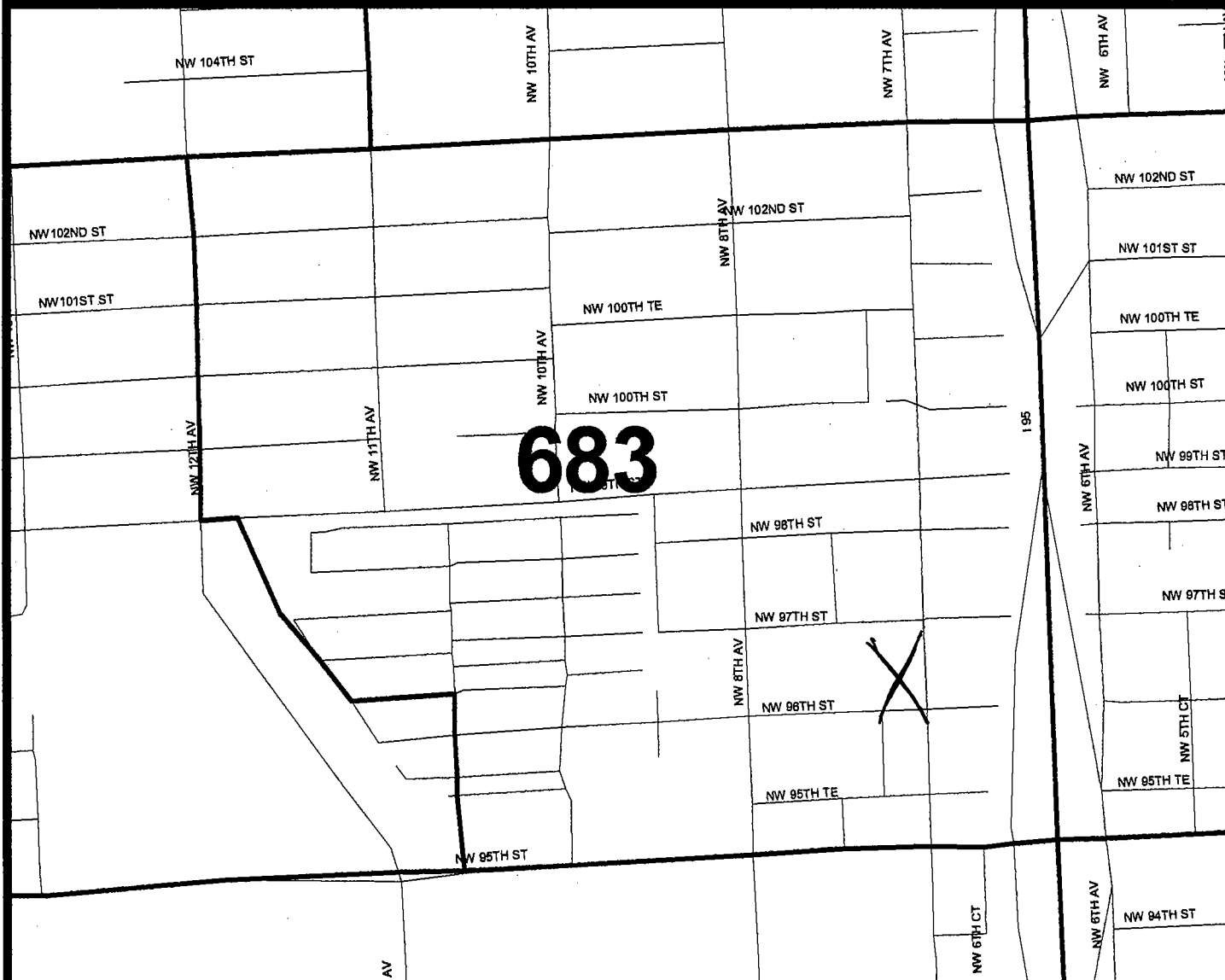
HEARING NUMBER



### CURRENT ENFORCEMENT HISTORY:

CASE # 200404003614

8-16-2004	Compliance Officer observed vehicle repairs, body work, truck sales, junk trucks and cars at rear of property.
10-7-2004	Officer research shows no occupational license on record. Enforcement action pending hearing.
10-7-2004	Warning letter issued to property owner for junk vehicles, junk car parts, and debris.
10-7-2004	Warning letter has not been received by property owner. Waiting on green card from certified mail.

**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devron Ramcharan; Hearing # 03-190**



-  Police Grids Boundaries  
 Boundary

MDPD Crime Analysis System  
August 12, 2004  
Data in this document represents  
successfully geocoded attributes.





# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

42



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271

*see next page*

24





**Miami-Dade Police Department**  
**Address Query for Events occurring at 9600 NW 7 AV**  
**For 2003-01-01 Thru 2003-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273

60



Miami-Dade Police Department

# **Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31**

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid In ( "0683" ) ) and ( ( Dis.Signal Code In ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( "ALL" in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS A	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38
	39	PRISONER	116

36



# **Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid In ( "0683" ) ) and ( ( Dis.Signal Code In ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357
Total for All Grids : 4277			



# **Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120



Miami-Dade Police Department

# **Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31**

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
	54	FRAUD	16
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4533
Total Reported: 3188			Total Not Reported: 1345

**Total for All Grids : 4533**



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
<b>Grid 0683</b>	
<b>090A - MURDER - NONNEG MANSLAUGHTER</b>	<b>1</b>
<b>110A - RAPE</b>	<b>1</b>
<b>110B - SODOMY</b>	<b>2</b>
<b>1200 - ROBBERY</b>	<b>26</b>
<b>130A - AGGRAVATED ASSAULT</b>	<b>33</b>
<b>2200 - BURGLARY</b>	<b>47</b>
<b>230A - POCKET PICKING</b>	<b>1</b>
<b>230C - SHOPLIFTING</b>	<b>11</b>
<b>230F - SHOPLIFTING FROM A MOTOR VEHICLE</b>	<b>44</b>
<b>230G - SHOPLIFTING ALL OTHERS</b>	<b>90</b>
<b>2400 - MOTOR VEHICLE THEFT</b>	<b>58</b>
<b>Grid 0683 TOTAL</b>	<b>314</b>
<b>Total Part I:</b>	<b>314</b>

40



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
<b>2000 - ARSON</b>	<b>1</b>
<b>130B - SIMPLE ASSAULT</b>	<b>46</b>
<b>130E - SIMPLE STALKING</b>	<b>2</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>9</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>7</b>
<b>260B - FRAUD CREDIT CARD/ATM</b>	<b>4</b>
<b>260D - IMPERSONATION</b>	<b>8</b>
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II</b>	<b>77</b>

**Grand Total: 391**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting Agency Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )

41



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
<b>Grid 0683</b>	
110A - RAPE	2
110B - SODOMY	4
110C - FONDLING	2
1200 - ROBBERY	27
130A - AGGRAVATED ASSAULT	36
2200 - BURGLARY	68
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	9
230F - SHOPLIFTING FROM A MOTOR VEHICLE	63
230G - SHOPLIFTING ALL OTHERS	77
2400 - MOTOR VEHICLE THEFT	40
<b>Grid 0683 TOTAL</b>	<b>329</b>
<b>Total Part I</b>	<b>329</b>





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

**YEAR: 2003**

Crime Information Warehouse

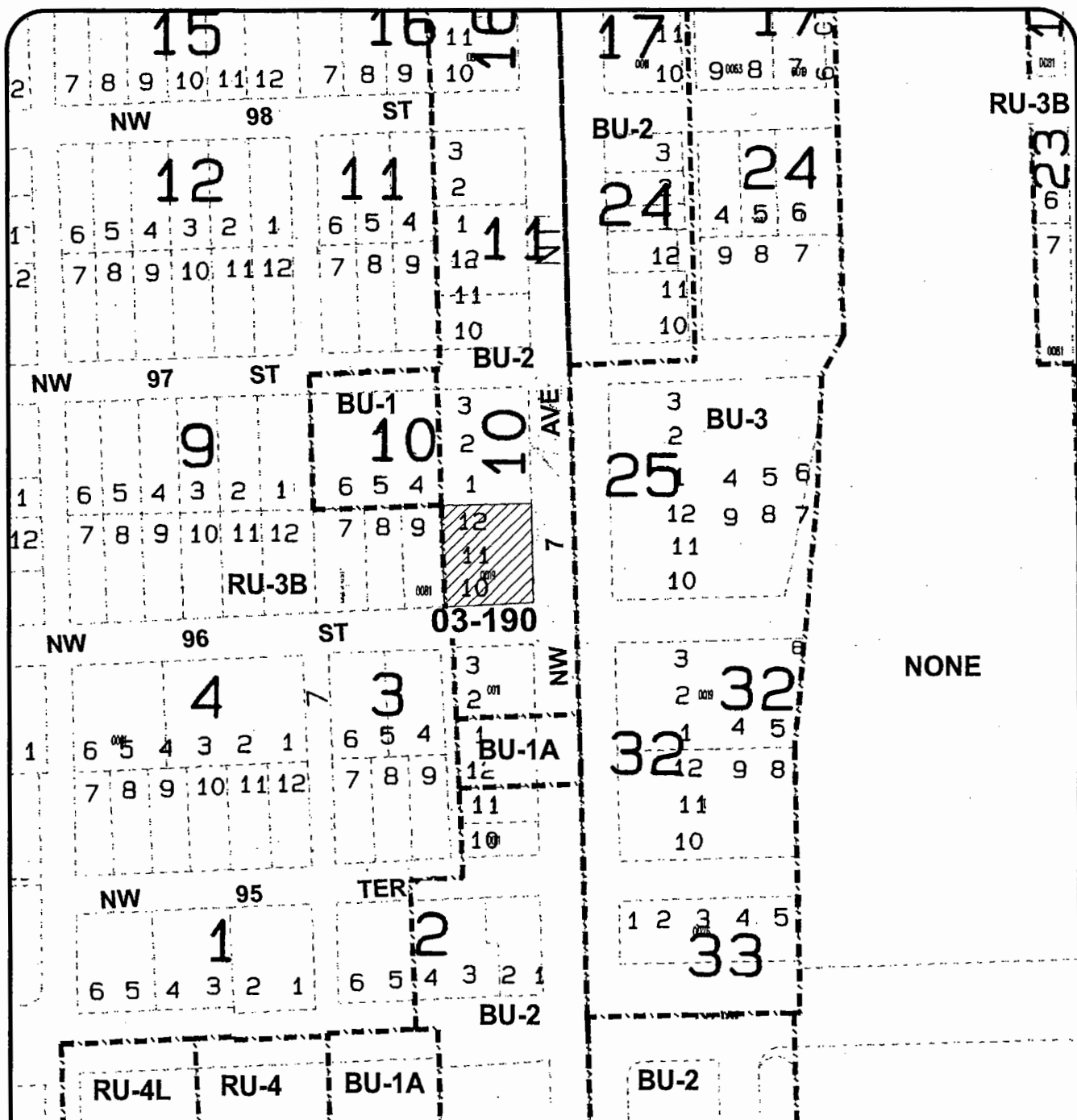
Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
<b>1000 - KIDNAPPING - ABDUCTION</b>	<b>1</b>
<b>2000 - ARSON</b>	<b>1</b>
<b>130B - SIMPLE ASSAULT</b>	<b>68</b>
<b>130E - SIMPLE STALKING</b>	<b>1</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>62</b>
<b>350B - ILLEGAL DRUG EQUIPMENT</b>	<b>1</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>4</b>
<b>260B - FRAUD CREDIT CARD/ATM</b>	<b>4</b>
<b>260D - IMPERSONATION</b>	<b>8</b>
<b>Grid 0683 TOTAL</b>	<b>150</b>
<b>Total PART II</b>	<b>150</b>

**Grand Total: 479**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written.YN = 'Y' and Ol.Grid in ( "0683" )

43



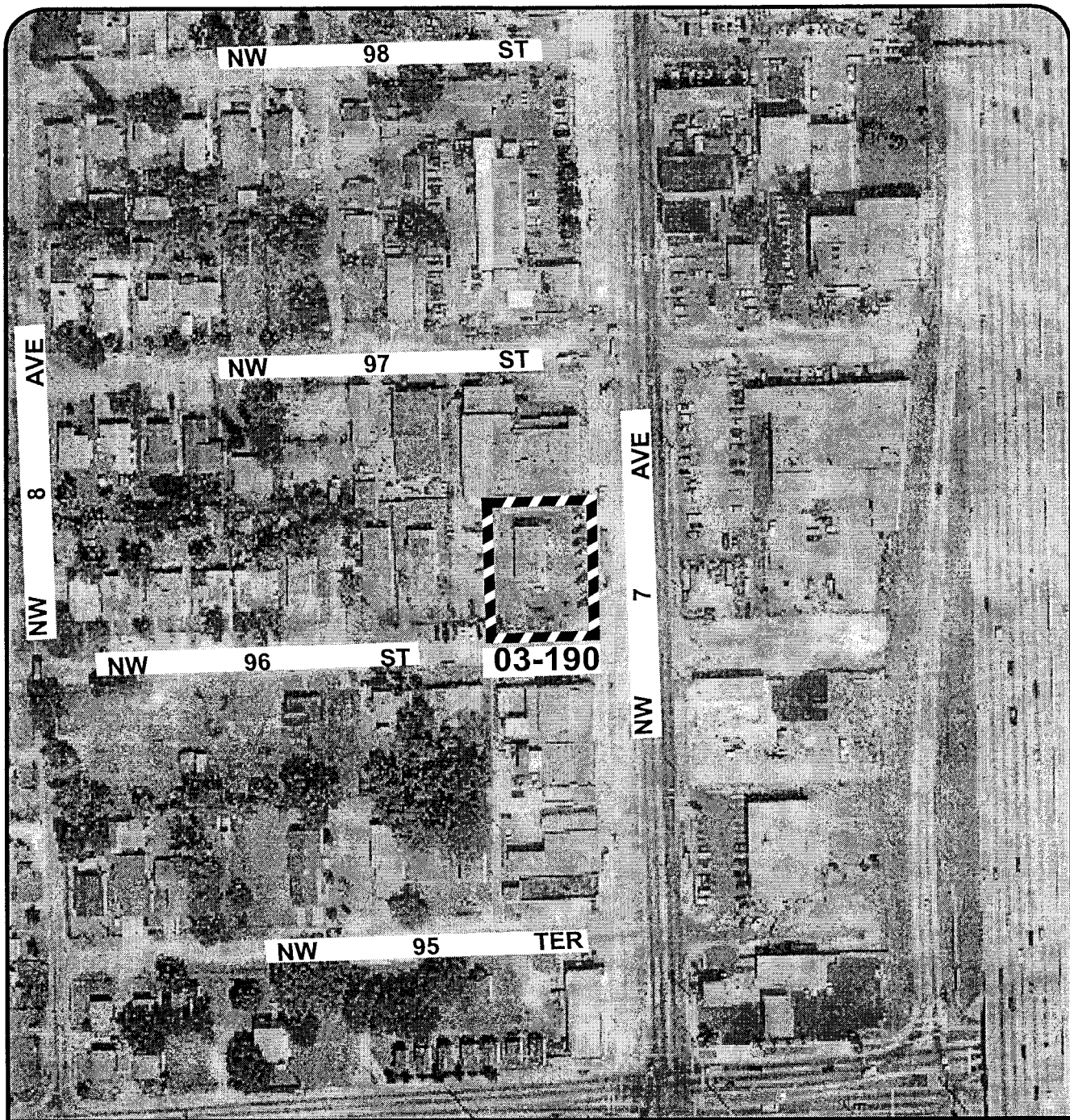
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

S C A L E  
 0 200' N

SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 NTS N

 SUBJECT PROPERTY



**1. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**Area 8/District 2**  
**Hearing Date: 9/30/04**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD AREA 8  
MOTION SLIP**

APPLICANT'S NAME: DEVON RAMCHARAN

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	M	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	S	Arthemon JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S): *Applicant was absent during the hearing*

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	November 19, 2003	CZAB8- -03

DEPT. REC:

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>1/27/04</u>	<input checked="" type="checkbox"/> W/Leave To Amend At applicant's expense
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS		
<input type="checkbox"/> OTHER:	<i>To readvertise to show a request for a non-use variance of lot area and any other non-use variances to address the new ordinance (used car dealerships).</i>		

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Winifred C. BEACHAM			<input checked="" type="checkbox"/>
MS.	<i>S</i>	Bertha M. CARSWELL	<input checked="" type="checkbox"/>		
MS.		Kerly CILELI	<input checked="" type="checkbox"/>		
MR.	<i>M</i>	Billy HESTER	<input checked="" type="checkbox"/>		
MR.		Arthemon JOHNSON (C.A.)			<input checked="" type="checkbox"/>
MADAME VICE-CHAIR		Margaret RUDOLPH			<input checked="" type="checkbox"/>
CHAIRMAN		Fredericke Alan MORLEY	<input checked="" type="checkbox"/>		

EXHIBITS: ☐ YES ☒ NO

VOTE: 4 to 0

COUNTY ATTORNEY: Dennis Kerbel

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** September 30, 2004

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 1

**A. INTRODUCTION**

• **REQUESTS:**

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

1. BU-2 to BU-3
2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of this application will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.
2. **Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot and heavy truck  
and equipment storage

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office



EAST: BU-3; paint and body shop

Business and Office

WEST: RU-3B; duplex residences

Residential, low to medium  
density, 5 to 13 du

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.** This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

**Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.**

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
- (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
    - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
    - (B) the proposed alternative development will not result in the further subdivision of land; and
    - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
    - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
    - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
    - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
    - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
    - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
- (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
- (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

- (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
- (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
- (C) no lot area shall be less than the smaller of:
  - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
  - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and

- (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

**H. ANALYSIS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4 – 0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the

applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W., between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB-813-98) took place in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options.

Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

**I. RECOMMENDATION:**

Denial without prejudice of the appeal and of the application.

**J. CONDITIONS: None.**

**DATE INSPECTED:** 08/22/03; 9/21/04  
**DATE TYPED:** 08/22/03  
**DATE REVISED:** 10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,  
09/21/04  
**DATE FINALIZED:** 09/22/04  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

RECEIVED  
SEP 19 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.



Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

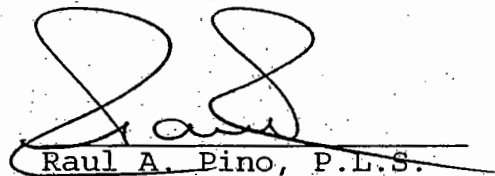
This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

  
Raul A. Pino, P.L.S.

SEP. 03 2003  
Date



**MIAMI-DADE FIRE RESCUE**  
**Planning & Capital Improvements Bureau**  
**ZONING COMMENTS**

Hearing Number: 203-190.

Plans: ☒ Yes ☐ No Request: \_\_\_\_\_

Location: NE cor. of NW 96th St + NW 7th Ave.

Recommendation: Approved ☒  
Approved with conditions ☐\*  
Approved with no change from previous submittal \_\_\_\_\_  
Denial \_\_\_\_\_  
Defer to DIC comments \_\_\_\_\_

Estimated number of alarms generated annually by application: \_\_\_\_\_

If there is an impact, below is the service availability:

Station District 30 Grid 0685 DU/SF \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Impact of additional calls on closest station: ☒ No Impact  
☐ Minimal Impact  
☐ Moderate Impact  
☐ Severe Impact

Planned Service to Mitigate:

Service

Location

Year to be Completed

☐ None

**THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.**

**ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.**

Reviewed by:

Barbara J. Matthews  
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/2/04  
Revised 1/23/04 BJM

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \_\_\_\_\_

RECEIPT # \_\_\_\_\_

DATE HEARD: 1/27/04

BY CZAB # C-8

**RECEIVED**  
203-190  
FEB 17 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 203-190 (03-9-CZB-5)

Filed in the name of (Applicant) DEVON RAMCHARAN

Name of Appellant, if other than applicant SAME

Address/Location of APPELLANT'S property: 9600 N.W. 7<sup>th</sup> AVENUE  
MIAMI, FLORIDA

Application, or part of Application being Appealed (Explanation): APPLICATION IN ITS ENTIRETY

Appellant (name): DEVON RAMCHARAN

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

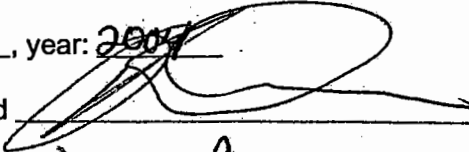
Requested district boundary change, with proposed covenant,  
is consistent and compatible with other approvals and uses  
in the area. Non-use variance for lot area can be approved

Page 1 under section 33-311(A)(4)(b).

APPELLANT MUST SIGN THIS PAGE

Date: 17 day of FEBRUARY, year: 2004

Signed



DEVON RAMCHARAN

Print Name

8561 SOUTHAMPTON DRIVE, MIRAMAR FL 33025

Mailing Address

(305) 796-3459

Phone

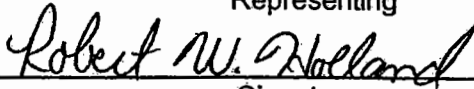
Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

DEVON RAMCHARAN

Representing



Signature

ROBERT W. HOLLAND

Print Name

5955 N.E. 4<sup>th</sup> COURT

Address

Miami

City

FL

State

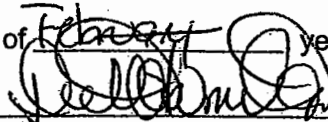
33137

Zip

(305) 751-8800

Telephone Number

Subscribed and Sworn to before me on the 17 day of February, year 2004



Notary Public

(stamp/seal)

Commission expires:



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared DEVON RAMCHARAN  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Ivette Frometa

Print Name

Signature

Print Name

Appellant's signature

DEVON RAMCHARAN

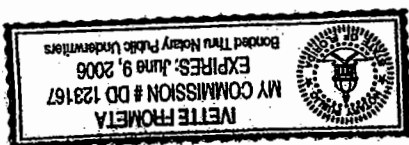
Print Name

Sworn to and subscribed before me on the 17 day of February, year 2004

Appellant is personally know to me or has produced FL drivers license as  
identification.

Notary  
(Stamp/Seal)

Commission Expires:



**RESOLUTION NO. CZAB8-1-04**

*WHEREAS*, **DEVON RAMCHARAN** applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

**LOCATION:** The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

*WHEREAS*, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Bertha M. Carswell	absent	Arthemon Johnson	aye
Kerly Cileli	absent	Margaret Rudolph	absent
Fredricke Alan Morley	aye		

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

*BE IT FURTHER RESOLVED* that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this day of January 27, 2004.

Hearing No. 03-9-CZ8-5  
ej



**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

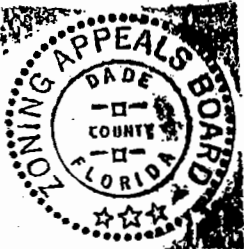
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9<sup>th</sup> day of February, 2004.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



# MEMORANDUM

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

Amended  
Agenda Item No. 6(C)

**TO:** Hon. Chairperson and Members  
Board of County Commissioners

(Second Reading 11-4-03)

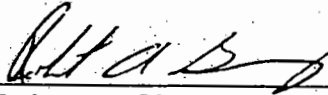
**DATE:** September 9, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

The accompanying ordinance was prepared and placed on the agenda at the request  
of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls



TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: November 4, 2003

SUBJECT: Ordinance modifying  
requirements for new and/or  
used auto and truck sales

FROM: George M. Burges  
County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



03 238

**MEMORANDUM**

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

Amended

**SUBJECT:** Agenda Item No. 6(C)

Please note any items checked.

\_\_\_\_\_ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

\_\_\_\_\_ **6 weeks required between first reading and public hearing**

\_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**

\_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**

\_\_\_\_\_ **Budget required**

\_\_\_\_\_ **Statement of fiscal impact required**

\_\_\_\_\_ **Bid waiver requiring County Manager's written recommendation**

\_\_\_\_\_ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

\_\_\_\_\_ **Housekeeping item (no policy decision required)**

\_\_\_\_\_ **No committee review**

Approved \_\_\_\_\_ Mayor

ended

Veto \_\_\_\_\_

Agenda Item No. 6 (C)

Override \_\_\_\_\_

11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

**Sec. 33-255. Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

(a) Open lot car >>and truck<< sales, >>new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<

- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

\*

\*

\*

(14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >> September 10, 1996.<<

\* \* \*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\* \* \*

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as  
to form and legal sufficiency:

Max

Prepared by:

CH

Craig H. Collier

Sponsored by Commissioner Dorrin D. Rolle



# TEAM METRO NORTHSIDE OFFICE

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

THE NORTHWEST CORNER OF  
NW 7 AVE & NW 96 ST; AKA  
9600 NW 7 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA

---

APPLICANT

---

ADDRESS

---

DATE

---

03-190

---

HEARING NUMBER

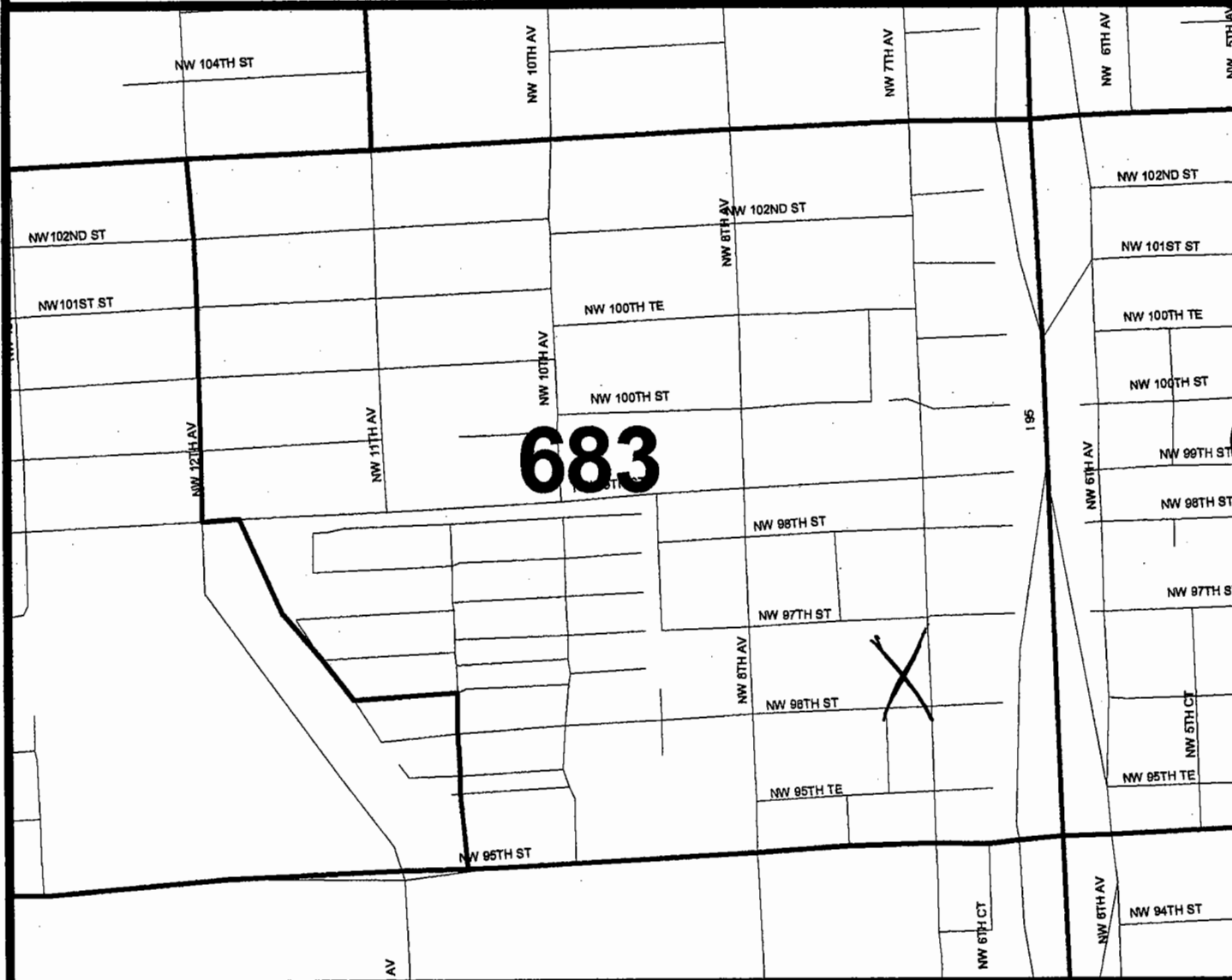
### CURRENT ENFORCEMENT HISTORY:

CASE # 200404003614

- |           |  |
|-----------|--|
| 8-16-2004 | Compliance Officer observed vehicle repairs, body work, truck sales, junk trucks and cars at rear of property. |
| 8-17-2004 | Officer research shows no occupational license on record. Enforcement action pending hearing.                  |
| 9-16-2004 | Warning letter issued to property for junk vehicles, junk car parts, and debris.                               |



**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devron Ramcharan; Hearing # 03-190**



Police Grids Boundaries  
 Boundary

MDPD Crime Analysis System  
August 12, 2004  
Data in this document represents  
successfully geocoded attributes.





# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

42



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271

*see next page*



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273

60



Miami-Dade Police Department

# **Miami-Dade Police Department** **Summarized Grid Information By Signal** **For 2002-01-01 Thru 2002-12-31**

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS A	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38
	39	PRISONER	116



Miami-Dade Police Department

# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( "ALL" in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

Total for All Grids : 4277



# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
0683	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120





# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( "ALL" in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) and Common and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
	54	FRAUD	16
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4533
Total Reported: 3188			Total Not Reported: 1345

Total for All Grids : 4533



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
<b>Grid 0683</b>	
<b>090A - MURDER - NONNEG MANSLAUGHTER</b>	<b>1</b>
<b>110A - RAPE</b>	<b>1</b>
<b>110B - SODOMY</b>	<b>2</b>
<b>1200 - ROBBERY</b>	<b>26</b>
<b>130A - AGGRAVATED ASSAULT</b>	<b>33</b>
<b>2200 - BURGLARY</b>	<b>47</b>
<b>230A - POCKET PICKING</b>	<b>1</b>
<b>230C - SHOPLIFTING</b>	<b>11</b>
<b>230F - SHOPLIFTING FROM A MOTOR VEHICLE</b>	<b>44</b>
<b>230G - SHOPLIFTING ALL OTHERS</b>	<b>90</b>
<b>2400 - MOTOR VEHICLE THEFT</b>	<b>58</b>
<b>Grid 0683 TOTAL</b>	<b>314</b>
<b>Total Part I:</b>	<b>314</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o AOA  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31**

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
<b>2000 - ARSON</b>	<b>1</b>
<b>130B - SIMPLE ASSAULT</b>	<b>46</b>
<b>130E - SIMPLE STALKING</b>	<b>2</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>9</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>7</b>
<b>260B - FRAUD CREDIT CARD/ATM</b>	<b>4</b>
<b>260D - IMPERSONATION</b>	<b>8</b>
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II</b>	<b>77</b>

**Grand Total: 391**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting Agency Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid In ( "0683" )



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
<b>Grid 0683</b>	
<b>110A - RAPE</b>	<b>2</b>
<b>110B - SODOMY</b>	<b>4</b>
<b>110C - FONDLING</b>	<b>2</b>
<b>1200 - ROBBERY</b>	<b>27</b>
<b>130A - AGGRAVATED ASSAULT</b>	<b>36</b>
<b>2200 - BURGLARY</b>	<b>68</b>
<b>230B - PURSE SNATCHING</b>	<b>1</b>
<b>230C - SHOPLIFTING</b>	<b>9</b>
<b>230F - SHOPLIFTING FROM A MOTOR VEHICLE</b>	<b>63</b>
<b>230G - SHOPLIFTING ALL OTHERS</b>	<b>77</b>
<b>2400 - MOTOR VEHICLE THEFT</b>	<b>40</b>
<b>Grid 0683 TOTAL</b>	<b>329</b>
<b>Total Part I</b>	<b>329</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-12-31**

**YEAR: 2003**

Crime Information Warehouse

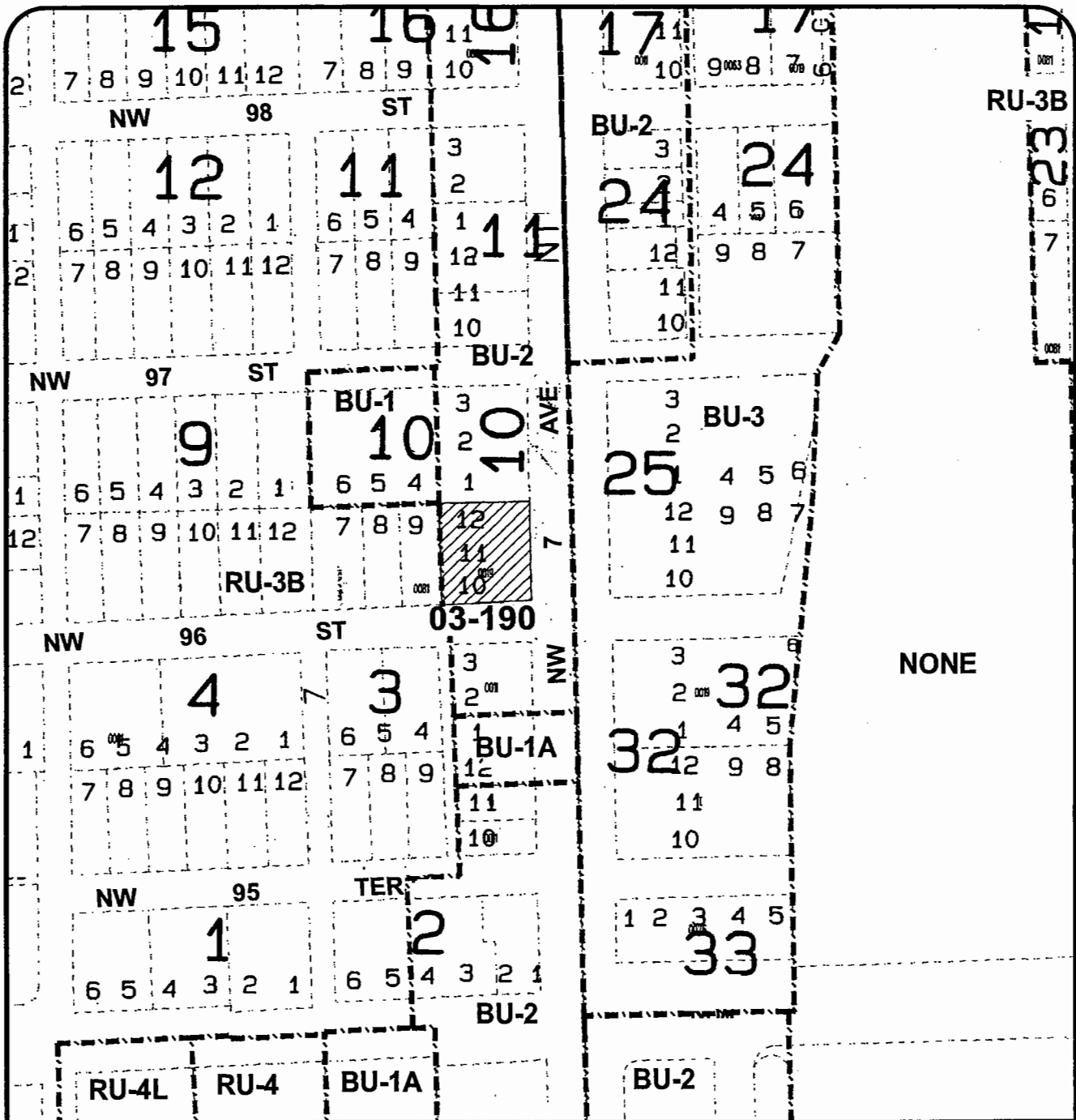
Grid(s): 0683

PART II Crimes	Total Crimes
<b>Grid 0683</b>	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	68
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	62
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
<b>Grid 0683 TOTAL</b>	<b>150</b>
<b>Total PART II</b>	<b>150</b>

**Grand Total: 479**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting Agency Code = substring ( '030', 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid In ( "0683" )

42

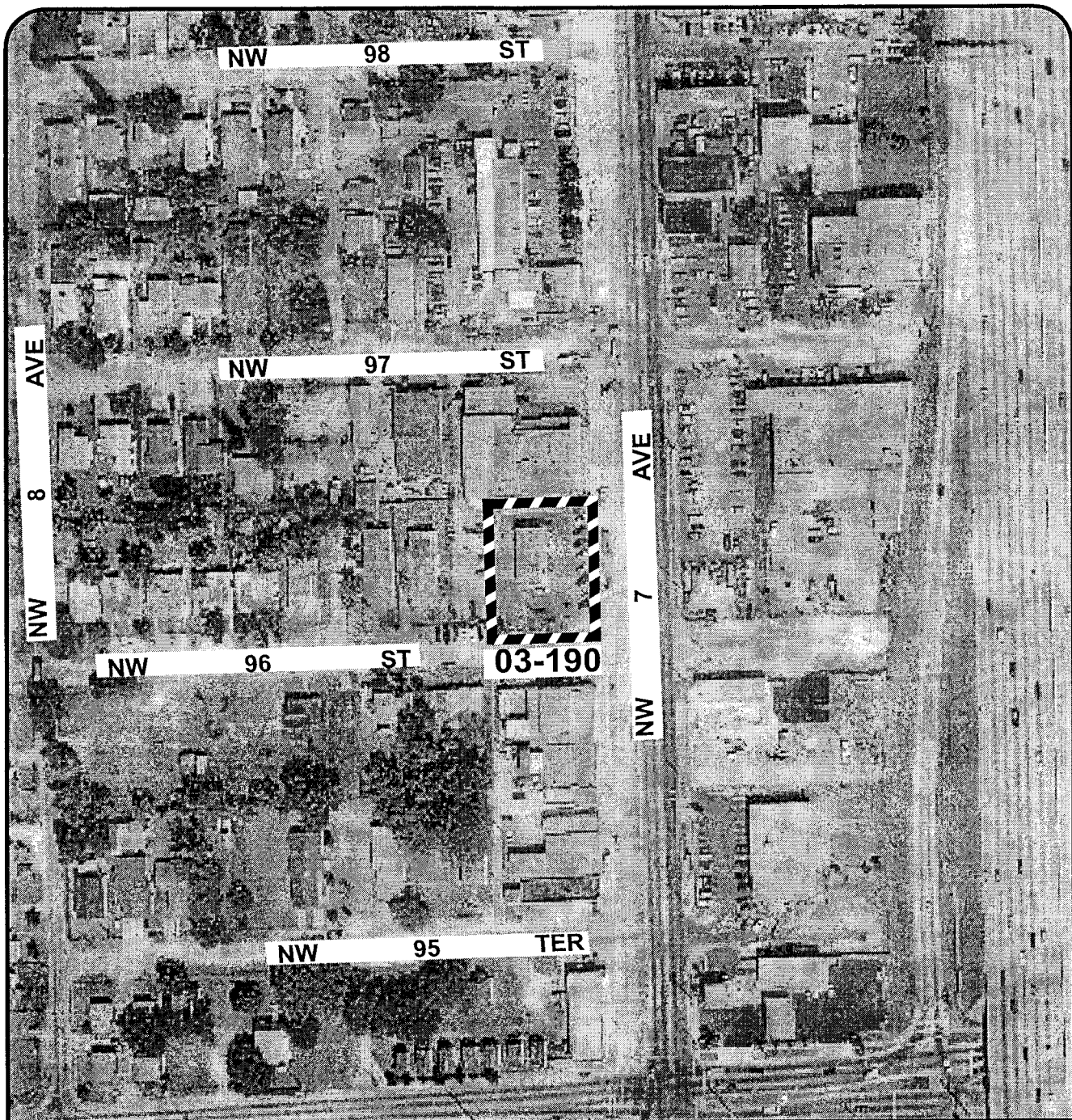


# MIAMI-DADE COUNTY HEARING MAP

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

S C A L E 0 200' N  
 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 NTS N

 SUBJECT PROPERTY



**A. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**Area 8/District 2**  
**Hearing Date: 11/19/03**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.



**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP**

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	<i>M</i>	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	<i>S</i>	Arthemon JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel <sup>2</sup>

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** November 19, 2003

**COMMISSION DISTRICT:** 2

**ITEM NO.:** A

**A. INTRODUCTION**

o **REQUEST:**

BU-2 to BU-3

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of the requested district boundary change will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and

may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office
EAST: BU-3; paint and body shop	Business and Office
WEST: RU-3B; duplex residences	Residential, low to medium density, 5 to 13 du

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no site plan was submitted.)
Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

**H. ANALYSIS:**

This application was deferred and revised from the September 17, 2003 meeting of Community Zoning Appeals Board - 8 due to an inadvertent error in the advertisement. The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face, or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. The report states that in order to alleviate the over concentration of used car lots within Commission District 2, the BCC may consider Code Amendments to the BU-3 zoning requirements for used car lots, increasing the required lot size as was done for the IU-1 district, citing the fact that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. Ordinance # 03-238 passed and adopted on November 4, 2003, has amended Section 33-255 of the Zoning Code. The Ordinance (attached) which became effective on November 14, 2003 imposes certain restrictions on used car and truck lots. The Ordinance requires among other things, that open lot sales of new or used cars or trucks be conducted on sites consisting of at least one (1) net acre. The subject 140' x 110' property contains 0.35 net acre. As such, the advertising needs to be amended to request a non-use variance of lot area and any other non-use variances as necessary to address the new ordinance.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/22/03  
DATE TYPED: 08/22/03  
DATE REVISED: 10/21/03, 11/07/03, 11/14/03  
DATE FINALIZED: 11/14/03  
DO'QW:AJT:MTF:DBM



Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

RECEIVED  
SEP 19 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.

SEP. 03 2003  
Date

# MEMORANDUM

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

Amended  
Agenda Item No. 6(C)

**TO:** Hon. Chairperson and Members  
Board of County Commissioners

(Second Reading 11-4-03)

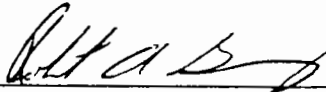
**DATE:** September 9, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls

03-238



# MEMORANDUM

**TO:** Honorable Chairperson and Members  
Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** George M. Briggs  
County Manager

**SUBJECT:** Ordinance modifying  
requirements for new and/or  
used auto and truck sales

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



03 238

# MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D. DATE: November 4, 2003  
and Members, Board of County Commissioners

FROM: Robert A. Ginsburg  
County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
 Veto \_\_\_\_\_  
 Override \_\_\_\_\_

Amended  
 Agenda Item No. 6 (C)  
 11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

**Sec. 33-255. Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

(a) Open lot car >>and truck<< sales, >>new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<

- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

\*

\*

\*

- (14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >> September 10, 1996.<<

\*

\*

\*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\*

\*

\*

**Section 2.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 3.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 4.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as  
to form and legal sufficiency:

Max

Prepared by:

CHC

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle



# TEAM METRO CALEB OFFICE

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

9600 NW 7 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA

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**APPLICANT**

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**ADDRESS**

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11/19/2003

**DATE**

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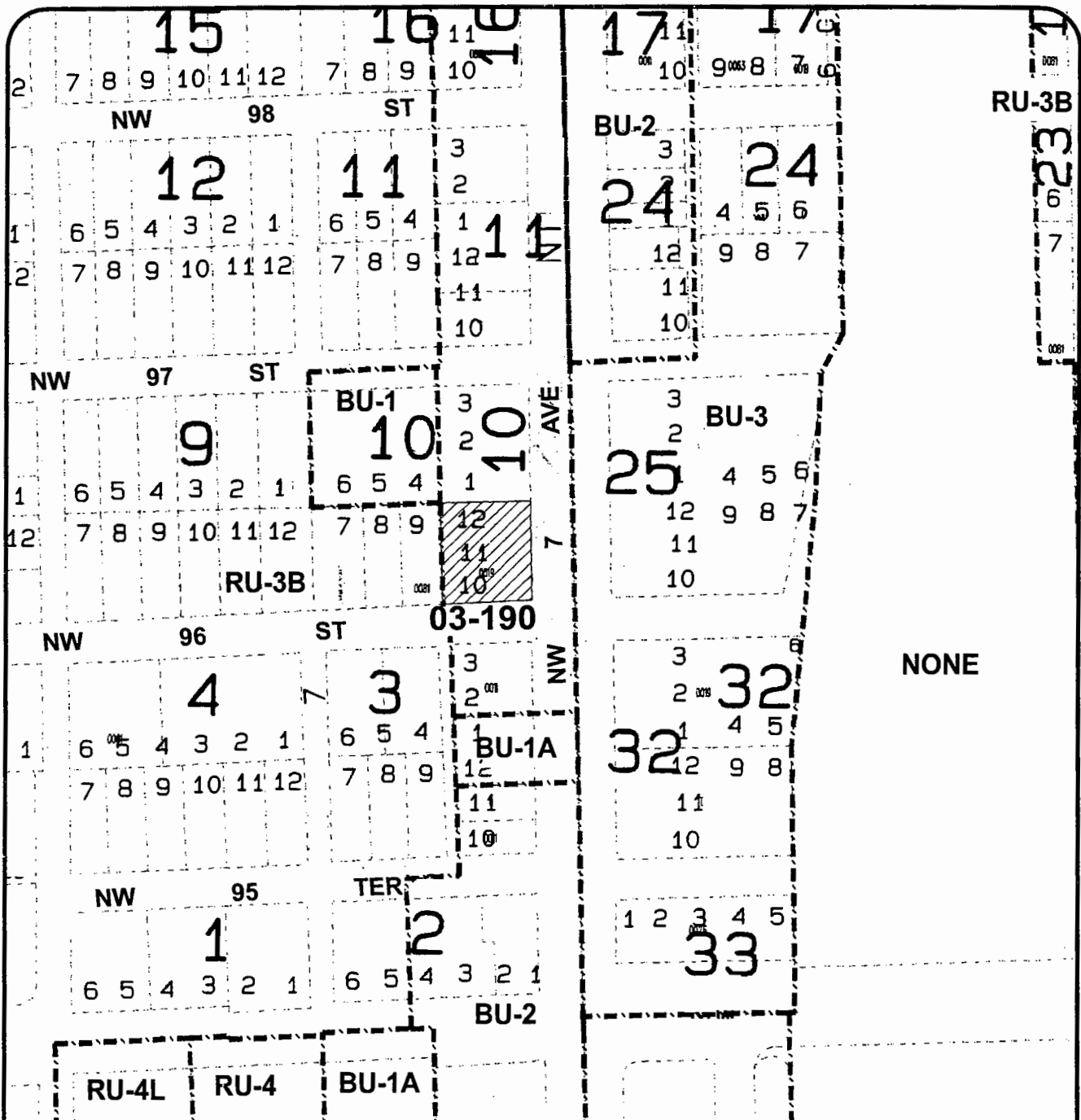
03-190

**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

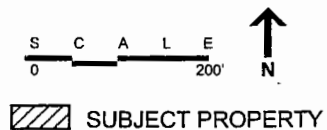
CASE # 200304003065

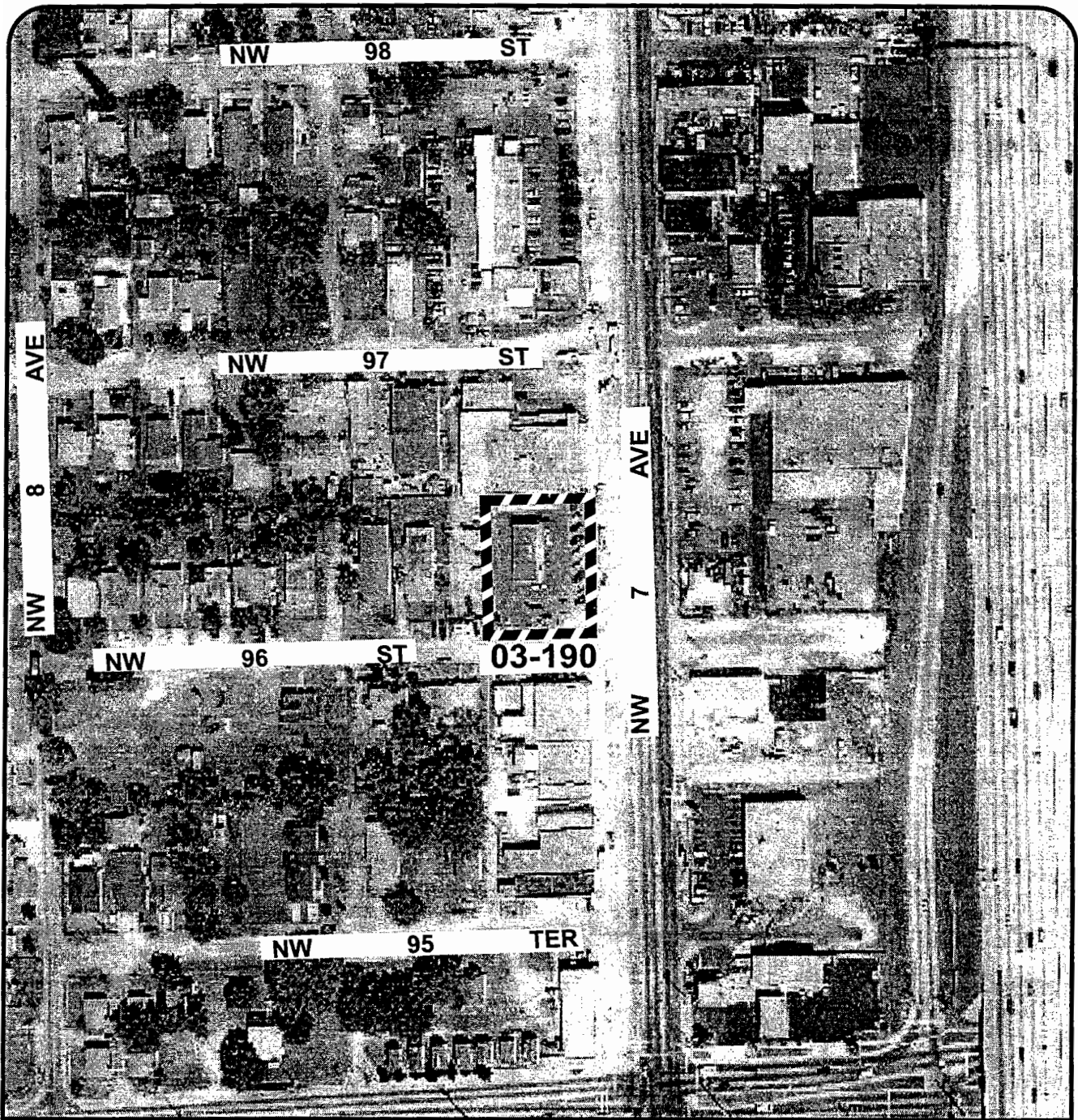
8-19-2003      No violations observed.



MIAMI-DADE COUNTY  
HEARING MAP

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: 1:200'





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 NTS N



SUBJECT PROPERTY



**A. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**Area 8/District 2**  
**Hearing Date: 1/27/04**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP**

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB8- -03

DEPT. REC: Deferral

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: <u>11/19/03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<u>Due to an error in the legal Ad.</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	✓		
MS.	M	Bertha M. CARSWELL	✓		
MS.		Kerly CILELI	✓		
MR.	S	Arthemon JOHNSON(C.A.)	✓		
MR.		Fredericke Alan MORLEY	✓		
MS.		Margaret RUDOLPH			✓
CHAIRMAN		Billy HESTER			✓

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP

APPLICANT'S NAME: **DEVON RAMCHARAN**

REPRESENTATIVE(S): *Applicant was absent during the hearing*

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-9-CZ8-5 (03-190)	November 19, 2003	CZAB8- -03

DEPT. REC:

**MOTION:**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEMS
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>1/27/04</u> <input checked="" type="checkbox"/> W/Leave To Amend At applicant's expense
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	<i>To readvertise to show a request for a non-use variance of lot area and any other non-use variances to address the new ordinance (used car dealerships).</i>	

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Winifred C. BEACHAM			<input checked="" type="checkbox"/>
MS.	<i>S</i>	Bertha M. CARSWELL	<input checked="" type="checkbox"/>		
MS.		Kerly CILELI	<input checked="" type="checkbox"/>		
MR.	<i>M</i>	Billy HESTER	<input checked="" type="checkbox"/>		
MR.		Arthemion JOHNSON (C.A.)			<input checked="" type="checkbox"/>
MADAME VICE-CHAIR		Margaret RUDOLPH			<input checked="" type="checkbox"/>
CHAIRMAN		Fredericke Alan MORLEY	<input checked="" type="checkbox"/>		

VOTE: 4 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Dennis Kerbel

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** January 27, 2004

**COMMISSION DISTRICT:** 2

**ITEM NO.:** A

**A. INTRODUCTION**

o **REQUESTS:**

1. BU-2 to BU-3
2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of this application will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private

commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office
EAST: BU-3; paint and body shop	Business and Office
WEST: RU-3B; duplex residences	Residential, low to medium density, 5 to 13 du/a

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no site plan was submitted.)
Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>



Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.** This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

**Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations:** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-311(A)(4)(c). Alternative non-use variance standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the

Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comments</b>

**H. ANALYSIS:**

This application was deferred from the November 19, 2003 meeting of Community Zoning Appeals Board - 8 with leave to amend per the new used car ordinance (Ordinance #03-238). Request #2 was added since the November meeting. This application was deferred and revised from the September 17, 2003 meeting of Community Zoning Appeals Board - 8 due to an inadvertent error in the advertisement. The requests will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to utilize the subject 0.35 acre parcel for used car sales and repairs. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face, or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels exist within the south half of this section, on the

west side of N.W., between approximately N.W. 93 Street and N.W. 87 Street. These parcels have areas of approximately 1.9 acres and 8.67 acres. Both of which are substantially larger than the subject property of this application. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems.

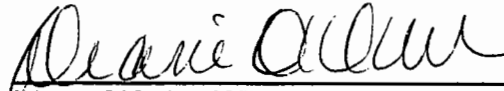
An Alternative Site Development Option of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. This application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the east side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. This application does not comply with any of the three (3) options available to Alternative Site Development Applications.

When analyzed under Section 33-311 (A)(4)(b) the proposed lot area does not maintain the basic intent and purpose of the zoning code, and in particular, the newly amended Section 33-255(3)(a)(4) which states that such uses be conducted on sites consisting of at least one (1) net acre. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard. Accordingly, staff feels that this application should be denied in its entirety.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 08/22/03  
**DATE TYPED:** 08/22/03  
**DATE REVISED:** 10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04  
**DATE FINALIZED:** 01/13/04  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: C-08 #Z2003000190-Revised  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BU-2 to BU-3  
(BU-2) (1/3 Ac.)  
02-53-41

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z

Lynne Talleda, Zoning Hearings- P&Z

Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

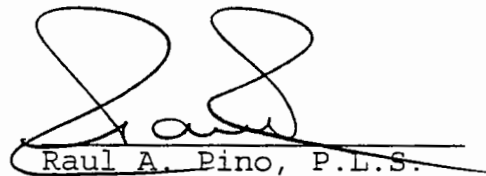
This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.

SEP. 03 2003  
Date



# MEMORANDUM

**OFFICIAL FILE COPY**  
**CLERK OF THE BOARD**  
**OF COUNTY COMMISSIONERS**  
**DADE COUNTY, FLORIDA**

Amended  
Agenda Item No. 6(C)

---

**TO:** Hon. Chairperson and Members  
Board of County Commissioners

(Second Reading 11-4-03)  
**DATE:** September 9, 2003

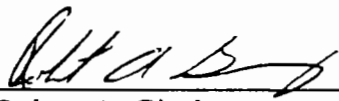
**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Ordinance modifying  
requirements for new and/or  
used auto and truck sales

O#03-238

---

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

  
Robert A. Ginsburg  
County Attorney

RAG/jls

03-238



# MEMORANDUM

**TO:** Honorable Chairperson and Members  
Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** George M. Burgett  
County Manager

**SUBJECT:** Ordinance modifying  
requirements for new and/or  
used auto and truck sales

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



03 238

# MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

DATE: November 4, 2003

FROM: Robert A. Ginsburg  
County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

Please note any items checked.

- \_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- \_\_\_\_\_ 6 weeks required between first reading and public hearing
- \_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing
- \_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget
- \_\_\_\_\_ Budget required
- \_\_\_\_\_ Statement of fiscal impact required
- \_\_\_\_\_ Bid waiver requiring County Manager's written recommendation
- \_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing
- \_\_\_\_\_ Housekeeping item (no policy decision required)
- \_\_\_\_\_ No committee review

73-222  
Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 6 (C)  
11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows<sup>1</sup>:

**Sec. 33-255. Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

\* \* \*

(3) Automobile and truck services and facilities including:

(a) Open lot car ~~>>~~and truck<< sales, ~~>>~~new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<

- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

\*

\*

\*

- (14) Garage or mechanical service,\* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of ~~[[the effective date of this ordinance]]~~ >> September 10, 1996.<<

\* \* \*

\*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

\* \* \*

**Section 2.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 3.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 4.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as  
to form and legal sufficiency:

max

Prepared by:

CH

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

# TEAM METRO NORTHEAST OFFICE

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

The Northwest Corner of NW 96  
Street & NW 7 Avenue, A/K/A:  
9600 NW 7 Avenue, Miami-Dade  
County, Florida

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**APPLICANT**

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**ADDRESS**

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01/27/2004

**DATE**

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03 - 190

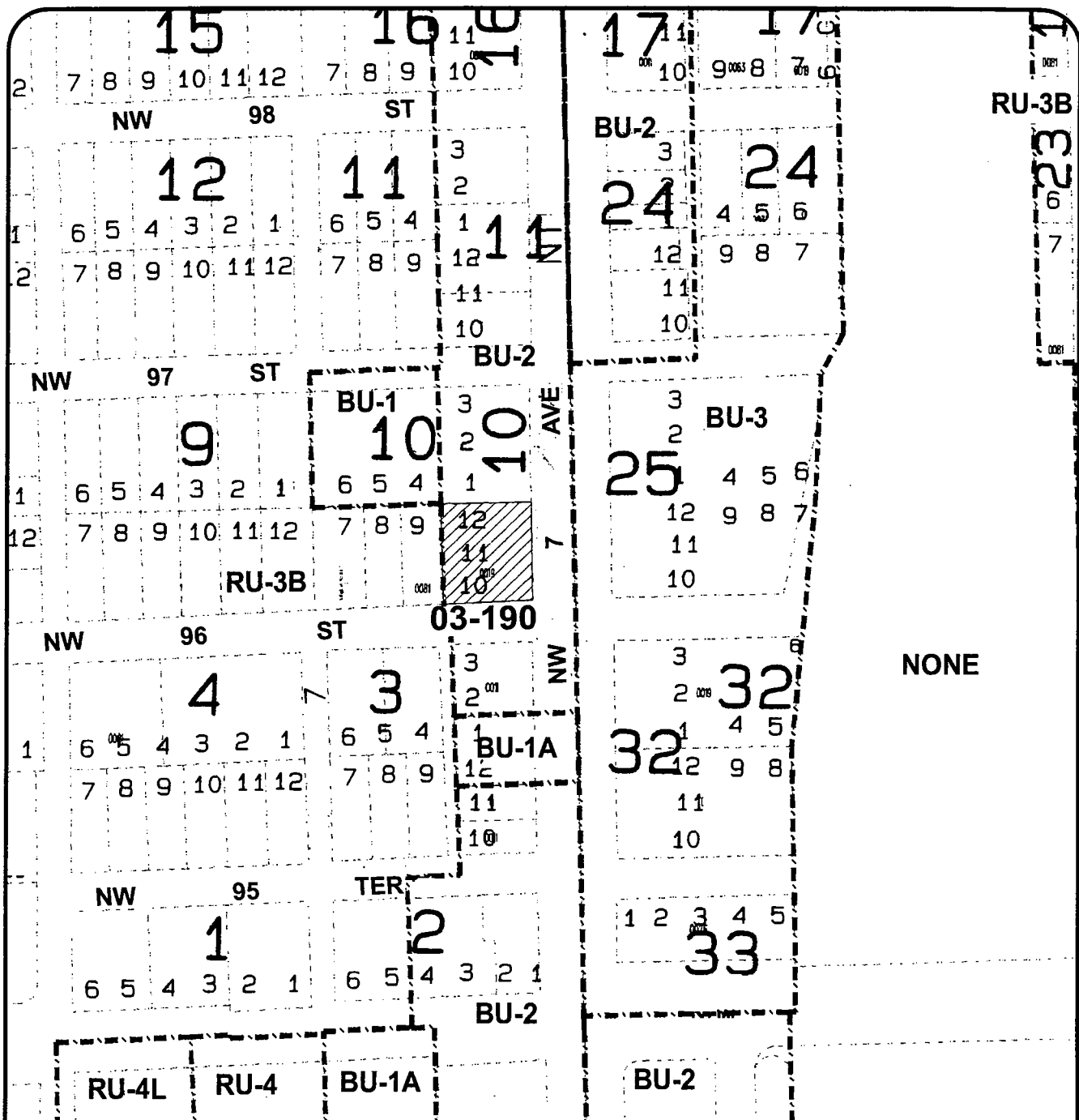
**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

January 06, 2004

Inspection conducted by Officer Russ Brunetto revealed no  
violations.





**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

S C A L E 0 200' N

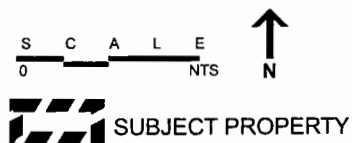
 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS



**5. DEVON RAMCHARAN**  
**(Applicant)**

**03-9-CZ8-5 (03-190)**  
**Area 8/District 2**  
**Hearing Date: 9/17/03**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

**APPLICANT:** Devon Ramcharan

**PH:** Z03-190 (03-9-CZ8-5)

**SECTION:** 2-53-41

**DATE:** September 17, 2003

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 5

**A. INTRODUCTION**

o **REQUEST:**

BU-2 to BU-3

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District.

o **LOCATION:**

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o **IMPACT:**

The approval of the requested district boundary change will enable more intensive business uses on the property than are currently permitted.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and

may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-2; used car lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: BU-2; vacant building	Business and Office
SOUTH: BU-2; plumbing supply company	Business and Office
EAST: BU-3; paint and body shop	Business and Office
WEST: RU-3B; duplex residences	Residential, low to medium density, 5 to 13 du

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no site plan was submitted.)
Scale/Utilization of Site:	<b>Unacceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Unacceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comments</b>

**H. ANALYSIS:**

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face,

or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property, all of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total were located within the boundaries of Commission District 2. The aforementioned report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. The report states that in order to alleviate the over concentration of used car lots within Commission District 2, the BCC may consider Code Amendments to the BU-3 zoning requirements for used car lots, increasing the required lot size as was done for the IU-1 district, citing the fact that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area.

Additionally, the report indicated that other measures such as amendments to require minimum spacing distance between used car lots, to permit use car lots in the BU-3 district only when ancillary to new car dealerships, and the rollback of BU-3 zoned properties to less intensive business uses also may be considered. The report recognized the potential impacts of such amendments on existing used car lots in regard to retroactive compliance or whether they would only be applied to such new uses. Said report also suggested corrective action such as increased code enforcement to address possible urban blight that may be caused by illegal signage, dilapidated fencing and unauthorized uses on existing used car lots.

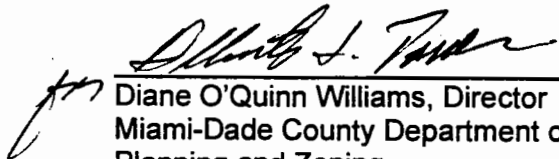
The purpose of BU-3 zoning is to allow liberal commercial uses to locate on said zoned properties. While BU-3 zoning would be **consistent** with the Business and Office designation of the Comprehensive Development Master Plan (CDMP), the proposed zoning of a parcel to BU-3 would be **incompatible** with the surrounding area and could establish a precedent for further attempts to rezone to this liberal zoning district which would permit additional used car lots within this area where there is an over concentration of said uses, or a myriad of business uses that would change the character of this area.

The aforementioned notwithstanding, this application must be deferred due to an inadvertent error in the advertisement.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/22/03  
DATE TYPED: 08/22/03  
DATE REVISED:  
DATE FINALIZED: 09/11/03  
DO'QW:AJT:MTF:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning





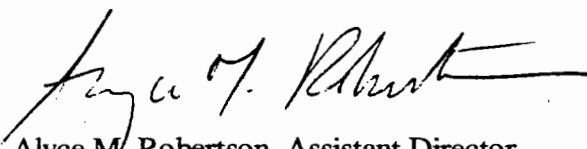
## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: July 1, 2003

SUBJECT: C-08 #Z2003000190  
Devon Ramcharan  
NWC NW 96<sup>th</sup> Street and NW 7<sup>th</sup>  
Avenue  
DBC from BUD 2003  
(BU-2) (1/3 A-2)  
02-53-41

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

**RECEIVED**  
JUL 10 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.

SEP. 03 2003  
Date

# TEAM METRO CALEB OFFICE

## ENFORCEMENT HISTORY

DEVON RAMCHARAN

9600 NW 7 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA

---

APPLICANT

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ADDRESS

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09-17-2003

DATE

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03-190

HEARING NUMBER

### CURRENT ENFORCEMENT HISTORY:

CASE # Not available

8-19-2003      No violations observed.



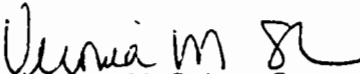
## MEMORANDUM

03-190

TO: Franklin Gutierrez, Agenda Coordinator  
Department of Planning and Zoning

DATE: August 28, 2003

SUBJECT: Police Statistical Data  
for Community Council  
Board #8 Zoning  
Meeting on  
September 17, 2003

FROM:   
Veronica M. Salom, Commander  
Budget and Planning Bureau  
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for seven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 1245      W. R. C. Properties, Inc.; Hearing # 01-417  
Location: Lying on the west side of NW 57 Court and 400' south of Blue Lagoon Drive.
- Grid 682      Philoma Lubin; Hearing # 02-67  
Location: 1101 NW 106 Street.
- Grid 1076      Antonio R. Cruz; Hearing # 03-121  
Location: Lying approximately 225' east of NW 29 Avenue and north of NW 24 Street.
- Grid 966      A & S Management, Inc.; Hearing # 03-155  
Location: Lying on the south side of NW 53 Street and approximately 120' west of NW 31 Avenue, A/K/A: 3104 NW 53 Street.
- Grid 918      A & S Management, Inc.; Hearing # 03-156  
Location: Lying on the south side of NW 56 Street and lying approximately 80' west of NW 24 Avenue, A/K/A 2422 NW 56 Street.
- Grid 792      Lawrence and Tunga Clayton; Hearing # 03-187  
Location: 2370 NW 86 Terrace.
- Grid 683      Devon Ramcharan; Hearing #03-190  
Location: The northwest corner of NW 96 Street and NW 7 Avenue, A/K/A 9600 NW 7 Avenue.

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 25, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)
1245	01-417	1404	867	117	78
682	02-67	3528	1886	463	248
1101 NW 106 St*		1*	0*		
1076	03-121	2383	1771	222	124
966	03-155	4212	2360	412	221
3104 NW 53 St*		0*	0*		
918	03-156	4644	2773	439	270
2422 NW 56 St*		0*	0*		
792	03-187	2756	1797	287	166
2370 NW 87 Ter*		0*	0*		
683	03-190	4277	2628	390	275
9600 NW 7 Av*		43*	65*		

\*Note: When a hearing site has an existing, complete address, specific CFS can be attributed to it as reflected above.

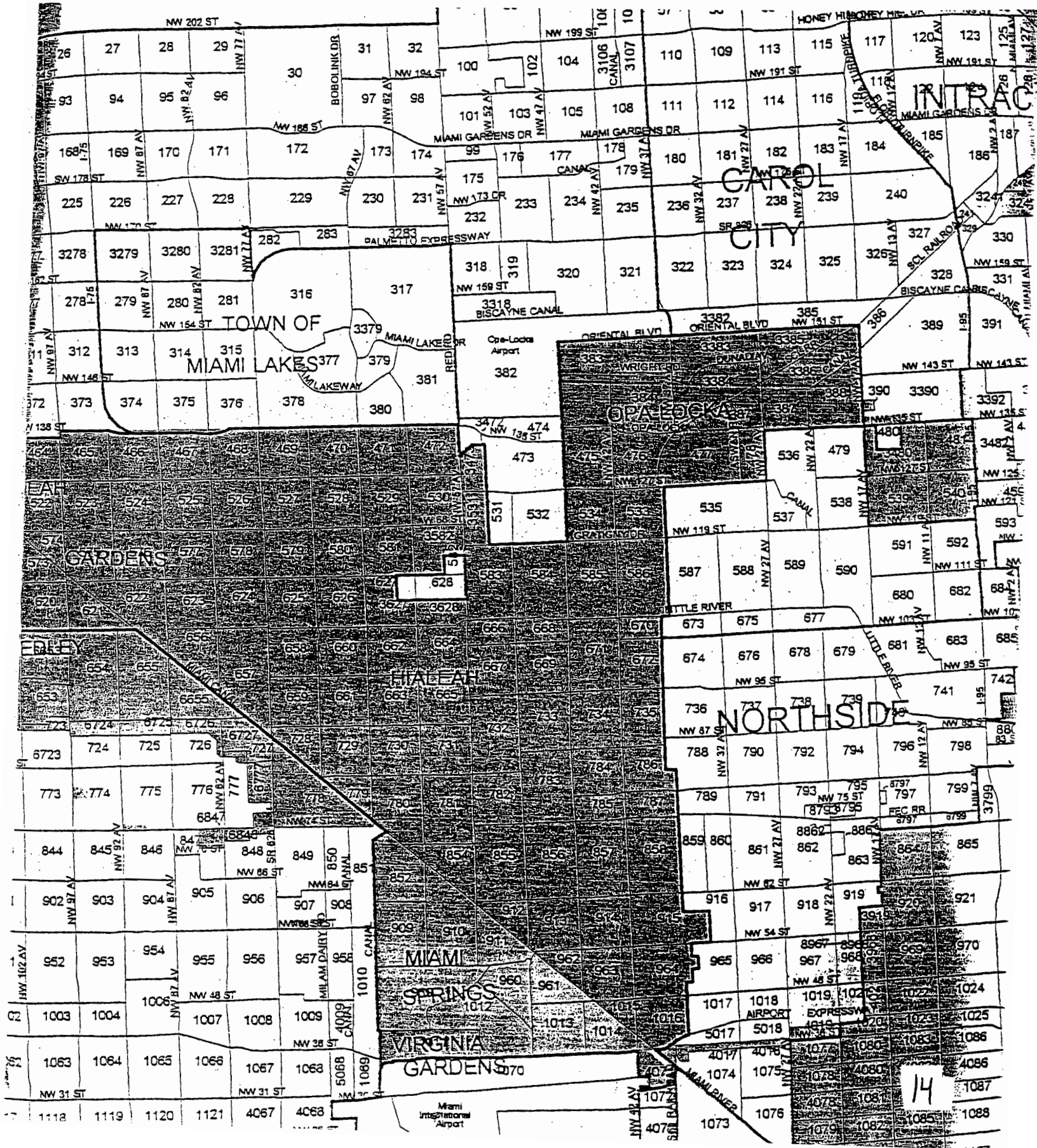
Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/go  
Attachments (7)

**Devon Ramcharan; Hearing # 03-190**

Location: The Northwest corner of NW 96 Street and NW 7 Avenue, A/K/A: 9600 NW 7 Avenue.

GRID 683





# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

Total for All Grids : 4277

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	173
	14	CONDUCT INVESTIGATION	343
	15	MEET AN OFFICER	790
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	102
	18	HIT AND RUN	16
	19	TRAFFIC STOP	149
	20	TRAFFIC DETAIL	22
	21	LOST OR STOLEN TAG	20
	22	AUTO THEFT	58
	25	BURGLAR ALARM RINGING	42
	26	BURGLARY	100
	27	LARCENY	34
	28	VANDALISM	35
	29	ROBBERY	12
	30	SHOOTING	3
	32	ASSAULT	154
	33	SEX OFFENSE	10
	34	DISTURBANCE	312
	36	MISSING PERSON	15
	37	SUSPICIOUS VEHICLE	27
	38	SUSPICIOUS PERSON	27

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	63
	41	SICK OR INJURED PERSON	34
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	4
	49	FIRE	7
	52	NARCOTICS INVESTIGATION	56
	53	ABDUCTION	1
	54	FRAUD	9
	55	WEAPONS VIOLATION	1
Total Signals for Grid 0683 :			2628
Total Reported: 1854			Total Not Reported: 774

**Total for All Grids : 2628**



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "F", "K", "M", "N", "P", "R", "S", "T", "V", "W", "X", "Y", "Z", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	01/31/2002			34	17:22:00	17:35:00	17:35:00	N0000
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

43

19



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
19600 NW 7 AV	I	0120	1	03/02/2003			25A	16:10:28	16:23:38	16:23:38	I0000
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			14	18:29:16	18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			14	17:54:00	17:55:42	17:55:42	N0000
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "F", "K", "M", "N", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			13	13:20:31	13:20:52	13:20:52	N0000
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273

65



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AC**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	25
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
<b>Grid 0683 TOTAL</b>	<b>313</b>
<b>Total Part I :</b>	<b>313</b>





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II :</b>	<b>77</b>

**Grand Total: 390**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AC**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-07-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
110A - RAPE	2
110C - FONDLING	2
1200 - ROBBERY	12
130A - AGGRAVATED ASSAULT	25
2200 - BURGLARY	39
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	5
230F - SHOPLIFTING FROM A MOTOR VEHICLE	38
230G - SHOPLIFTING ALL OTHERS	53
2400 - MOTOR VEHICLE THEFT	22
<b>Grid 0683 TOTAL</b>	<b>199</b>
<b>Total Part I :</b>	<b>199</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-07-31**  
**YEAR: 2003**

Crime Information Warehouse

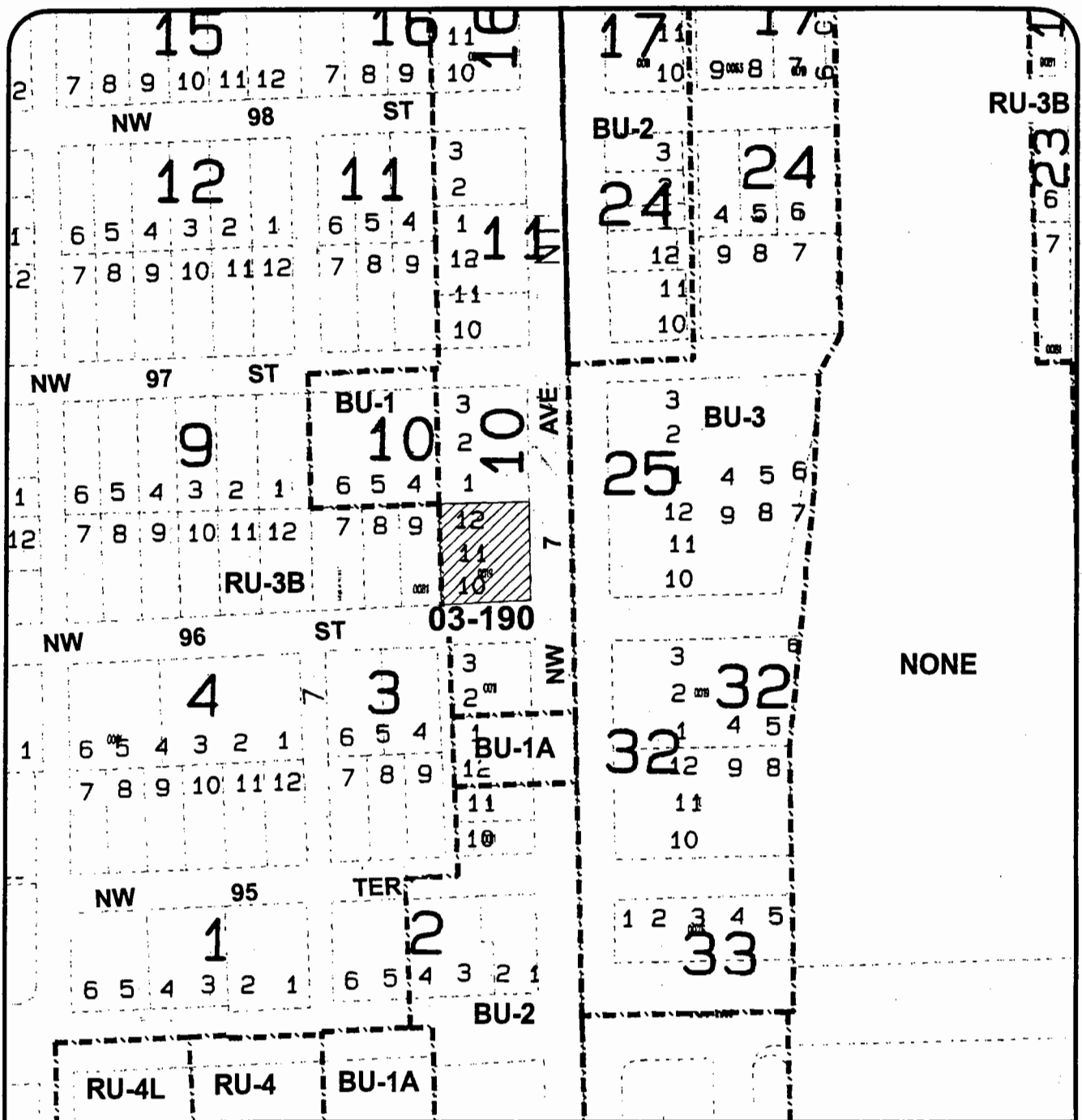
Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	42
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	22
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	5
<b>Grid 0683 TOTAL</b>	<b>76</b>
<b>Total PART II :</b>	<b>76</b>

**Grand Total: 275**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )

25



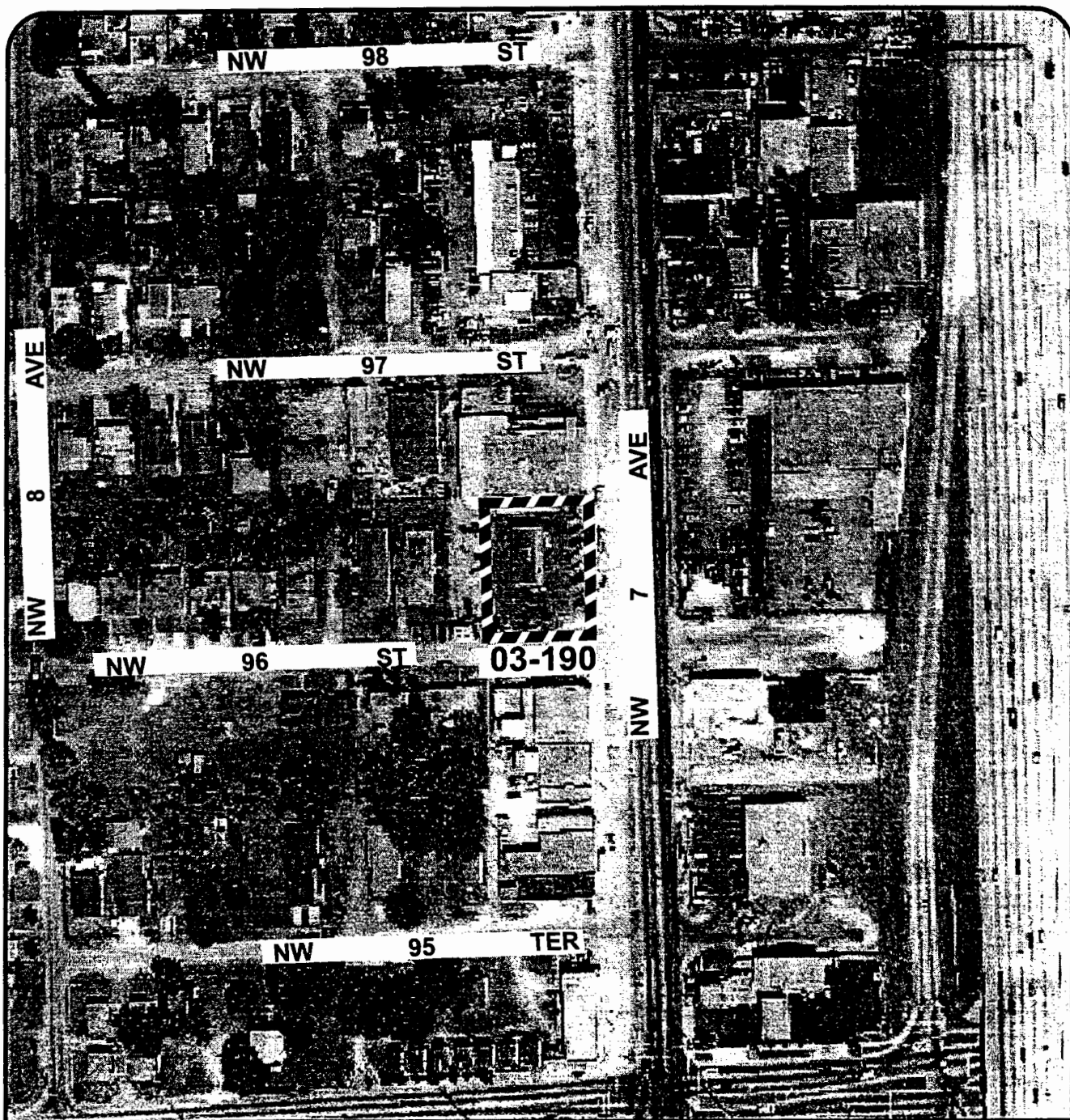
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 53 Range: 41  
 Process Number: 03-190  
 Applicant: DAVID RAMCHARAN  
 District Number: 02  
 Zoning Board: C08  
 Drafter ID: CIRO  
 Scale: 1:200'

S C A L E  
 0 200' N

 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 53 Range: 41  
Process Number: 03-190  
Applicant: DAVID RAMCHARAN  
District Number: 02  
Zoning Board: C08  
Drafter ID: CIRO  
Scale: NTS

SCALE  
0 NTS N

 SUBJECT PROPERTY





**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devon Ramcharan; Hearing # 03-190**

BCC



Police Grids Boundaries  
Boundary

0 0.05 0.1 Miles



MDPD Crime Analysis System  
January 19, 2005  
Data in this document represents  
successfully geocoded attributes.





Miami-Dade Police Department

# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
19600 NW 7 AV	Q	0120	3	08/17/2004	TUE	09:22:17				13	09:22:17	09:22:17	09:22:17	Z3306	42174341	N
19600 NW 7 AV	Q	0120	3	08/18/2004	WED	11:52:40				13	11:52:40	11:52:40	11:52:40	Z3306	42185452	N
9600 NW 7 AV	N	0683	1	01/22/2002	TUE	11:14:00	DOMINGUEZ,LISSE	0041419A		21	11:14:00	11:14:00	11:14:00		20207572	Y
9600 NW 7 AV	N	0683	1	03/13/2002	WED	15:44:00	BERNARD,MR	0140092A		34	15:44:00	16:32:00	16:54:00	N3303	20705681	N
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:54:00	MIAMI MOTOR	0153969A		14	14:54:00	14:54:00	14:59:00	N3103	20776184	Y
9600 NW 7 AV	N	0683	1	03/20/2002	WED	15:37:00	MIAMI MOTOR			15	15:37:00	15:37:00	15:45:00	N2304	20776757	N
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:55:00	MIAMI MOTOR		2	15	14:55:00	14:55:00	15:03:00		20776198	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	10:58:00	RICARDO	0205298A		34	10:58:00	11:15:00	11:15:00	N2104	21030354	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO			15	11:16:00	11:16:00	11:16:00	N2104	21030484	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO			15	11:16:00	11:16:00	11:16:00	N2204	21030481	N
9600 NW 7 AV	N	0683	1	04/29/2002	MON	16:51:00	BARARO,MR	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206	21173721	N
9600 NW 7 AV	N	0683	1	04/30/2002	TUE	12:12:00	BARBARO	0235770A		34	12:12:00	12:25:00	12:28:00	N2507	21181380	N
9600 NW 7 AV	N	0683	1	05/16/2002	THU	09:26:00	MATOS,MR			22R	09:26:00	09:26:00	09:28:00	N2380	21347161	N
9600 NW 7 AV	N	0683	1	05/20/2002	MON	17:16:00	DOMINGUEZ,MR	0277518A		54	17:16:00	17:33:00	17:53:00	N3380	21390444	N
9600 NW 7 AV	N	0683	1	06/02/2002	SUN	11:49:00	BARBARO,MR	0302870A		22	11:49:00	11:58:00	12:09:00	N2105	21517931	Y
9600 NW 7 AV	N	0683	1	06/02/2002	SUN	13:47:00		0303021A		26C	13:47:00	13:47:00	13:47:00	N2105	21518565	Y
9600 NW 7 AV	N	0683	1	07/08/2002	MON	11:32:00	MR MATOS	0375483A		22	11:32:00	11:44:00	11:44:00	N2102	21878697	Y
9600 NW 7 AV	N	0683	1	07/09/2002	TUE	20:10:00	DOMINGUEZ,RICAR	0378312A		54	20:10:00	20:12:00	20:43:00	N3407	21892686	N
9600 NW 7 AV	N	0683	1	07/20/2002	SAT	10:22:00	ROSETTA	0399607A		34	10:22:00	10:25:00	10:36:00	N2502	22000399	N
9600 NW 7 AV	N	0683	1	07/25/2002	THU	16:16:00	JOHN DOLE	0409997A		34	16:16:00	16:52:00	17:04:00	N3502	22052856	N
9600 NW 7 AV	N	0683	1	10/09/2002	WED	16:28:00	DOMINGUEZ,MR.	0560180A		22JC	16:28:00	16:49:00	17:08:00	N3107	22814034	Y
9600 NW 7 AV	N	0683	1	10/12/2002	SAT	10:13:00	PADILLA,MARLON	0565457A		21	10:13:00	10:40:00	10:50:00	N2280	22842928	Y
9600 NW 7 AV	N	0683	1	11/03/2002	SUN	12:05:00	JAKE	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106	23083496	Y
9600 NW 7 AV	N	0683	1	11/18/2002	MON	13:18:00	RICARDO	0637734A		14	13:18:00	13:18:00	13:20:00	N2200	23215020	Y
9600 NW 7 AV	N	0683	1	11/18/2002	MON	13:19:00	MTF			15	13:19:00	13:19:00	13:25:00		23215025	N
9600 NW 7 AV	N	0683	1	11/18/2002	MON	13:20:00	RICARDO			15	13:20:00	13:20:00	13:20:00		23215033	N
9600 NW 7 AV	N	0683	1	11/19/2002	TUE	18:43:00	BARBARO	0640298A		22JC	18:43:00	18:43:00	19:01:00	N3380	23227928	Y
9600 NW 7 AV	N	0683	1	11/20/2002	WED	07:24:00	MARTHA BURGIS	0641060A		34	07:24:00	07:28:00	07:28:00	N2207	23232414	N
9600 NW 7 AV	N	0683	1	11/20/2002	WED	07:28:00	MARTHA BURGIS			15	07:28:00	07:28:00	07:28:00	N2207	23232449	N
9600 NW 7 AV	N	0683	1	11/20/2002	WED	07:58:00			22R		07:58:00	07:58:00	07:58:00	N2503	23232742	N
9600 NW 7 AV	N	0683	1	12/13/2002	FRI	13:01:00	B & L AUTO CONN	0685183A		14	13:01:00	13:22:00	13:22:00	N2502	23456277	N
9600 NW 7 AV	N	0683	1	12/17/2002	TUE	12:37:00	LUIS,MR	0692932A		34	12:37:00	12:38:00	12:43:00	N2505	23494272	Y
9600 NW 7 AV	N	0683	1	01/23/2003	THU	18:12:00	MR BONNEANNEE	0042701B		34	18:12:00	18:13:00	18:13:00	N3101	30221208	N
9600 NW 7 AV	N	0683	1	01/23/2003	THU	18:13:00	MR BONNEANNEE			15	18:13:00	18:13:00	18:13:00	N3101	30221228	N



Miami-Dade Police Department

# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	N	0683	1	01/24/2003	FRI	09:31:00	JAKE	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102	30227450	Y
9600 NW 7 AV	N	0683	1	01/31/2003	FRI	11:39:00	OSCAR,EDDY	0057073B		34	11:39:00	11:39:00	11:50:00	N2303	30296768	N
9600 NW 7 AV	N	0683	1	02/12/2003	WED	14:14:00	FAXAS MR	0079991B		22JC	14:14:00	14:16:00	14:16:00	N3103	30414377	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:28:02	BARBARO,MR	0104965B		29JC	18:28:02	18:36:06	18:36:06	N2204	30540002	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:46:01	BARBARO,MR			15	18:46:01	18:46:01	18:46:01	N2204	30540130	N
9600 NW 7 AV	N	0683	1	03/12/2003	WED	17:35:49	DOMINGUEZ,MR	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109	30686452	Y
9600 NW 7 AV	Q	0683	1	03/13/2003	THU	14:52:06				13	14:52:06	14:52:06	14:52:06	RB346	30695840	N
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:29:54	DOMINGUEZ,MR	0150699B		37	21:29:54	21:31:47	21:31:47	N3500	30770137	Y
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:32:36	DOMINGUEZ,MR			15	21:32:36	21:32:36	21:32:36	N3500	30770160	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	12:28:23	SANCHEZ,MR	0184420B		34	12:28:23	13:15:42	13:21:00	N2106	30936201	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	13:15:51	SANCHEZ,MR			15	13:15:51	13:15:51	13:21:00	N2106	30936500	N
9600 NW 7 AV	N	0683	1	05/17/2003	SAT	12:02:38	RICK	0263414B		22	12:02:38	12:11:36	12:22:00	N2506	31330986	Y
9600 NW 7 AV	N	0683	1	05/22/2003	THU	13:51:39	UILLIAMS,MS	0273288B		17	13:51:39	14:06:16	14:27:00	N2307	31380716	Y
9600 NW 7 AV	N	0683	1	05/28/2003	WED	10:41:03	DOMINGUEZ,RICKY	0284157B		34	10:41:03	10:43:28	10:50:00	N2506	31435808	Y
9600 NW 7 AV	N	0683	1	06/04/2003	WED	17:02:56	ELIAS	0298599B		28	17:02:56	17:20:26	17:33:26	N3101	31507419	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	17:51:04	SAM,MR	0332596B		34	17:51:04	18:38:23	18:38:23	N3101	31669123	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	18:38:26	SAM,MR			15	18:38:26	18:38:26	18:38:26	N3101	31669433	N
9600 NW 7 AV	N	0683	1	06/24/2003	TUE	17:48:21	BOATWRIGHT, MR	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408	31694915	Y
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:08:50	DOMINGUEZ,MR	0339531B		38	13:08:50	13:10:15	13:10:15	N2201	31702050	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:31:13		0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217	31702196	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:10:42	DOMINGUEZ,MR			15DL	13:10:42	13:10:42	13:10:42	N2201	31702061	N
9600 NW 7 AV	N	0683	1	06/26/2003	THU	21:02:23	DOMINGUEZ,MR	0342527B		22	21:02:23	21:38:47	21:46:28	N3280	31715880	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	12:58:23	LAMTROTH,MR	0349396B		34	12:58:23	14:08:41	14:13:41	N2308	31747136	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	15:12:04	ELIAS	0349598B		34	15:12:04	16:12:46	16:19:00	N3507	31748326	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	17:55:21	RICKY DOMINGUEZ	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508	31749706	Y
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:06:57	RICKY DOMINGUEZ			15	18:06:57	18:06:57	18:55:00	N3504	31749827	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:07:14	RICKY DOMINGUEZ			15DL	18:07:14	18:07:14	18:07:14	N3508	31749829	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	07:33:42	RODRIGUEZ,MR	0357190B		14	07:33:42	07:35:53	07:46:06	N2501	31784636	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:26:05	JAVIER	0357295B		14	09:26:05	09:26:25	09:26:25	N2301	31785328	Y
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:17	JAVIER			15	09:27:17	09:27:17	09:27:17	N2301	31785334	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:54	JAVIER			15	09:27:54	09:27:54	09:30:21		31785338	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:15:47	RODRIGUEZ,MR	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201	31796166	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:17:11	RODRIGUEZ,MR			15	14:17:11	14:17:11	14:17:11	N2201	31796177	N
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:40:55	DANIEL HYLAND	0363149B		34	14:40:55	14:41:54	14:51:00	N3506	31813032	N





Miami-Dade Police Department

# **Miami-Dade Police Department** **Address Query for Events occurring at 9600 NW 7** **For 2002-01-14 Thru 2005-01-14**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substr( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:42:16	DANIEL HYLAND			15	14:42:16	14:42:16	14:52:00		31813039	N
9600 NW 7 AV	N	0683	1	07/09/2003	WED	10:23:03	GONZALEZ, CECIL	0366724B		28	10:23:03	10:23:03	10:23:03		31830863	Y
9600 NW 7 AV	N	0683	1	07/17/2003	THU	13:43:57	JOHNNIE	0382255B		34	13:43:57	14:59:35	15:04:35	N3102	31906639	N
9600 NW 7 AV	N	0683	1	07/21/2003	MON	17:29:00	RAMCHARAN, MR	0389821B		34	17:29:00	17:47:04	17:47:04	N3501	31944404	N
9600 NW 7 AV	N	0683	1	07/26/2003	SAT	20:08:21	ALEXIS, MS	0399752B		34	20:08:21	20:09:29	20:09:29	N3303	31993714	N
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	13:53:04	DEVON	0608471C		34	13:53:04	14:33:16	14:51:00	N2401	43029305	N
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	14:33:34	DEVON			15	14:33:34	14:33:34	14:51:00		43029724	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	16:47:00	MR IZAGUIRRE	0093525B		34	16:47:00	18:20:00	18:20:00	N3101	30482181	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	17:49:00	MR IZAGUIRRE			15	17:49:00	17:49:00	17:49:00	N3103	30482655	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	18:20:00	MR IZAGUIRRE			15	18:20:00	18:20:00	18:20:00	N3103	30482885	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:19:52				13	11:19:52	11:19:52	11:19:52	N6271	31785908	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:20:03				15	11:20:03	11:20:03	11:20:03	N6271	31785910	N
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:16		0646446C		14PA	15:29:16	15:29:16	15:29:16	EIU51	43221449	Y
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:26		0646448C		14PA	15:29:26	15:29:26	15:29:26	EIU51	43221452	Y
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:23:02				15DL	13:23:02	13:23:02	13:23:02	N6216	31702127	N
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:20:33				38DL	13:20:33	13:20:33	13:20:33	N6216	31702110	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:44				15	23:24:44	23:24:44	23:24:44	N1509	31817198	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:53				15	23:24:53	23:24:53	23:24:53	N1504	31817201	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:56				15	23:24:56	23:24:56	23:24:56	N1505	31817203	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:35:58				15	23:35:58	23:35:58	23:35:00	N1504	31817308	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:42:43				15	23:42:43	23:42:43	23:42:43	N3404	31817352	N
9600 NW 7 AV/AUTO	N	0683	1	12/13/2002	FRI	14:12:00	PIERRE, JERRY	0685285A		34	14:12:00	14:42:00	14:50:00	N3108	23456855	N
9600 NW 7 AV/AUTO	N	0683	1	12/13/2002	FRI	14:42:00	PIERRE, JERRY			15	14:42:00	14:42:00	14:50:00		23457147	N
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	THU	17:32:00	RICKY/EMPLOYEE	0059858A		32JC	17:32:00	17:35:00	17:42:00	N3209	20301164	N
9600 NW 7 AV/B&L AUTO	N	0683	1	07/01/2003	TUE	09:11:17	COX, MR	0350911B		34	09:11:17	09:11:36	09:13:00	N2505	31755215	N
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	FRI	09:58:00	DOMINGUEZ MR	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508	21142649	Y
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002	WED	19:34:00	MATOS, MR			22	19:34:00	20:18:00	20:39:00	N3380	21341650	N
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	THU	18:02:00	DOMIGUEZ, RICKY	0562414A		34	18:02:00	19:32:00	19:42:00	N3507	22825299	N
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	TUE	16:33:00	DOMINGUEZ, REYNO	0137997A		26V	16:33:00	16:33:00	16:33:00		20694515	Y
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	WED	13:33:50	LANDIS	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	31572958	Y



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7

### For 2002-01-14 Thru 2005-01-14

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ( "A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ" ) and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Common and Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" )

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	THU	19:11:00		0212387A		39	19:11:00	19:11:00	19:11:00	N3510	21066616	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:07:08	ANON	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	31806167	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:08:33	ANON			15	19:08:33	19:08:33	19:15:43		31806177	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:17:56	ANON			15	19:17:56	19:17:56	19:21:56	N3303	31806222	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:18:11	ANON			15	19:18:11	19:18:11	19:18:11	N3308	31806224	N
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	THU	13:50:00	SANVILLE,MS	0696921A		34	13:50:00	14:12:00	14:24:00	N2306	23515825	Y
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683		04/18/2002	THU	17:45:00	VIVELYNE DORNEV			15	17:45:00	17:45:00	17:45:00	N3106	21066065	N
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	THU	17:45:00	VIVELYNE DORNEV	0212239A		27	17:45:00	17:45:00	17:45:00	N3106	21066040	Y
9600 NW 7 AVE	N	0683	2	07/08/2004	THU	14:12:49	CRAIG MARSHALL	0368508C		21	14:12:49	14:12:49	14:12:49		41808700	Y
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	THU	20:21:00		0562499A		39	20:21:00	20:21:00	20:21:00	N3507	22826337	Y
9600 NW 7 AV	N	0683	1	06/09/2003	MON	20:48:27	DOMINGUEZ,MR	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	31556573	N
9600 NW 7 AV	N	0683	1	06/09/2003	MON	21:44:39	DOMINGUEZ,MR			15	21:44:39	21:44:39	21:44:39	N6273	31556940	N



# Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) ) and Common

2003      2004

Grid	Signal Code	Signal Description		
0683	13	SPECIAL INFORMATION/ASSIGNMENT	319	270
	14	CONDUCT INVESTIGATION	606	609
	15	MEET AN OFFICER	1,310	1,234
	16	D.U.I.	1	2
	17	TRAFFIC ACCIDENT	180	166
	18	HIT AND RUN	30	42
	19	TRAFFIC STOP	239	320
	20	TRAFFIC DETAIL	39	61
	21	LOST OR STOLEN TAG	39	49
	22	AUTO THEFT	104	93
	25	BURGLAR ALARM RINGING	79	60
	26	BURGLARY	177	119
	27	LARCENY	56	58
	28	VANDALISM	52	36
	29	ROBBERY	31	25
	30	SHOOTING	3	8
	32	ASSAULT	259	258
	33	SEX OFFENSE	12	16
	34	DISTURBANCE	548	578
	36	MISSING PERSON	42	59
	37	SUSPICIOUS VEHICLE	35	21
	38	SUSPICIOUS PERSON	39	31
	39	PRISONER	120	72
	41	SICK OR INJURED PERSON	66	86
	43	BAKER ACT	7	16
	44	ATTEMPTED SUICIDE	4	8



Miami-Dade Police Department

# Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) or ( 'ALL' in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) ) ) and Common

		2003		2004
Grid	Signal Code	Signal Description		
0683	45	DEAD ON ARRIVAL		6
	47	BOMB OR EXPLOSIVE ALERT		1
	49	FIRE		10
	52	NARCOTICS INVESTIGATION		102
	53	ABDUCTION		1
	54	FRAUD		16
	55	WEAPONS VIOLATION		2
Total Signals for Grid 0683 :		4,535		4,399



# Miami-Dade Police Department

## Zoning Hearing Report - Dispatch Information

### For 2003 and 2004



Miami-Dade Police Department

Detail Filter: ( Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate ) and ( Dis.Grid in ( "0683" ) ) and ( ( Dis.Signal Code in ( "13" "14" "15" "16" "17" "18" "19" "20" "21" "22" "23" "24" "25" "26" "27" "28" "29" "30" "31" "32" "33" "34" "35" "36" "37" "38" "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51" "52" "53" "54" "55" ) or ( 'ALL' in ( "13" "14" "15" "16" "17" "18" "19" "20" "21" "22" "23" "24" "25" "26" "27" "28" "29" "30" "31" "32" "33" "34" "35" "36" "37" "38" "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51" "52" "53" "54" "55" ) ) ) and Common

		2003	2004
Grid	Signal Code	Signal Description	
Total for All Grids :		4,535	4,399



**MIAMI-DADE POLICE DEPARTMENT**  
**Zoning Hearing Report Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**For 2003 and 2004**



Miami-Dade Police Department

Grid(s): 0683

2003      2004

Grid 0683					
Part I					
130A	AGGRAVATED ASSAULT	36	30		
2200	BURGLARY	68	40		
110C	FONDLING	2	1		
2400	MOTOR VEHICLE THEFT	40	26		
090A	MURDER - NONNEG MANSLAUGHTER	0	2		
230B	PURSE SNATCHING	1	0		
110A	RAPE	2	3		
1200	ROBBERY	27	21		
230C	SHOPLIFTING	9	3		
230G	SHOPLIFTING ALL OTHERS	77	64		
230F	SHOPLIFTING FROM A MOTOR VEHICLE	63	50		
110B	SODOMY	4	3		
Part I TOTAL		329	243		
Part II					
2000	ARSON	1	1		
260A	FRAUD CON/SWINDLE/FALSE PRET.	4	2		
260B	FRAUD CREDIT CARD/ATM	4	4		
350B	ILLEGAL DRUG EQUIPMENT	1	2		
260D	IMPERSONATION	8	6		
1000	KIDNAPPING - ABDUCTION	1	0		
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	62	46		
130B	SIMPLE ASSAULT	68	79		
130E	SIMPLE STALKING	1	0		
Part II TOTAL		150	140		
Grid 0683 TOTAL		479	383		

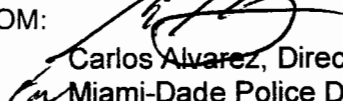
## MEMORANDUM

C-8

TO: Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE:

January 9, 2004

FROM:   
Carlos Alvarez, Director  
Miami-Dade Police Department

**Received by**  
**Zoning Agenda Coordinator**

JAN 21 2004

SUBJECT: Enforcement Histories  
for Community Zoning  
Appeals Board #8,  
Zoning Meeting on  
January 27, 2004

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 0683      Devon Ramcharan; Hearing # **03-190**  
Location: 9600 NW 7 Avenue
- Grid 0741      Todd Ruderman; Hearing # **03-216**  
Location: 9299 NW 7 Avenue
- Grid 0800      Marie G. Rene; Hearing # **02-36**  
Location: 17 NW 84 Street
- Grid 0967      Leetta Tuff; Hearing # **03-203**  
Location: 2236 NW 51 Terrace
- Grid 1245      Aneli Investments; Hearing # **03-15**  
Location: 5835 Blue Lagoon Drive

There are five attachments which represent the above Five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on January 5, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003	2002	2003
<b>0683</b> 9600 NW 7 Av*	<b>03-190</b>	<b>4277</b> <b>43*</b>	<b>4533</b> <b>64*</b>	<b>391</b>	<b>472</b>
<b>0741</b> 9299 NW 7 Av*	<b>03-216</b>	<b>3778</b> <b>0*</b>	<b>4054</b> <b>0*</b>	<b>370</b>	<b>351</b>
<b>0800</b> 17 NW 84 St*	<b>02-36</b>	<b>5130</b> <b>2*</b>	<b>5346</b> <b>0*</b>	<b>348</b>	<b>361</b>
<b>0967</b> 2236 NW 51 Ter*	<b>03-203</b>	<b>5986</b> <b>0*</b>	<b>5250</b> <b>0*</b>	<b>811</b>	<b>582</b>
<b>1245</b> 5835 Blue Lagoon*	<b>03-15</b>	<b>1404</b> <b>2*</b>	<b>1370</b> <b>2*</b>	<b>117</b>	<b>113</b>

\*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par  
Attachments (5)





# Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

# Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

**Total for All Grids : 4277**

# Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39

# Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	120
	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
	54	FRAUD	16
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4533
Total Reported: 3188			Total Not Reported: 1345

**Total for All Grids : 4533**



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 1/1/02 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "I", "K", "N", "M" ) and Dis.IncidentAddress contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	01/31/2002			34	17:22:00	17:35:00	17:35:00	N0000
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206

43



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "I", "K", "N", "M" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
19600 NW 7 AV	I	0120	1	03/02/2003			25A	16:10:28	16:23:38	16:23:38	I0000
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			13	13:20:31	13:20:52	13:20:52	N0000
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	06/30/2003			14	17:54:00	17:55:42	17:55:42	N0000
9600 NW 7 AV	N	0683	1	02/25/2003			14	18:29:16	18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	

*see next page*



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "I", "K", "N", "M" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217

64  
TOTAL





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o / A**  
**Reporting Agency: MDPD**  
**From 1/1/02 Thru 1/1/03**  
**YEAR: 2002**

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

<b>PART I Crimes</b>	<b>Total Crimes</b>
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	26
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o / \

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>2000 - ARSON</b>	<b>1</b>
<b>130B - SIMPLE ASSAULT</b>	<b>46</b>
<b>130E - SIMPLE STALKING</b>	<b>2</b>
<b>350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF</b>	<b>9</b>
<b>260A - FRAUD CON/SWINDLE/FALSE PRET.</b>	<b>7</b>
<b>260B - FRAUD CREDIT CARD/ATM</b>	<b>4</b>
<b>260D - IMPERSONATION</b>	<b>8</b>

**Grand Total: 391**

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C' ) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and OI.Grid in ( "0683" ) ) and OI.Reporting\_Agency\_Code = "030"



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o / 1

Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

<b>PART I Crimes</b>	<b>Total Crimes</b>
110A - RAPE	2
110B - SODOMY	4
110C - FONDLING	2
1200 - ROBBERY	27
130A - AGGRAVATED ASSAULT	36
2200 - BURGLARY	68
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	8
230F - SHOPLIFTING FROM A MOTOR VEHICLE	62
230G - SHOPLIFTING ALL OTHERS	77
2400 - MOTOR VEHICLE THEFT	40



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o / A

Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	64
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	61
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8

**Grand Total: 472**

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ( '090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C' ) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and ( All County = 'Y' or All County = 'N' and OI.Grid in ( "0683" ) ) and OI.Reporting\_Agency\_Code = "030"


# MEMORANDUM

#03-190

107.07-17A

TO: Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: October 29, 2003

FROM:   
Carlos Alvarez, Director  
Miami-Dade Police Department

SUBJECT: Enforcement Histories  
for Community Council  
Board #8 Zoning  
Meeting on  
November 19, 2003

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 0683 Devon Ramcharan; Hearing # 03-190  
Location: The northwest corner of NW 96 Street and NW 7 Avenue, A/K/A: 9600 NW 7 Avenue
- Grid 0592 World Rentals and Sales, LLC; Hearing # 03-220  
Location: Lying east of NW 7 Avenue and north of NW 114 Street
- Grid 0594 Church of God Prince of Peace, Inc.; Hearing # 03-70  
Location: 210 NE 119 Street
- Grid 0797 Sarah & Maurice Brazier; Hearing #03-189  
Location: 7750 NW 12 Avenue
- Grid 0741 Todd Ruderman; Hearing # 03-216  
Location: 9299 NW 7 Avenue
- Grid 0861 Charles & Mary Bivins; Hearing # 03-258  
Location: 2965 NW 67 Street

Received by  
Zoning Agenda Coordinator  
OCT 28 2003

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through September of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crimes information were extracted from the Crime Information Warehouse on October 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle

Diane O'Quinn Williams, Director

October 29, 2003

theft, and arson. A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Sep)	2002	2003 (Jan-Sep)
0683 9600 NW 7 Av*	03-190	4277 0*	3373 0*	390	361
0592	03-220	3967	2905	272	214
0594 210 NE 119 St*	03-70	1377 11*	1198 16*	104	74
0797 7750 NW 12 Av*	03-189	2988 5*	2217 8*	258	176
0741 9299 NW 7 Av*	03-216	3778 0*	3068 0*	369	278
0861 2965 NW 67 St*	03-258	2714 1*	2213 0*	270	214

\*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

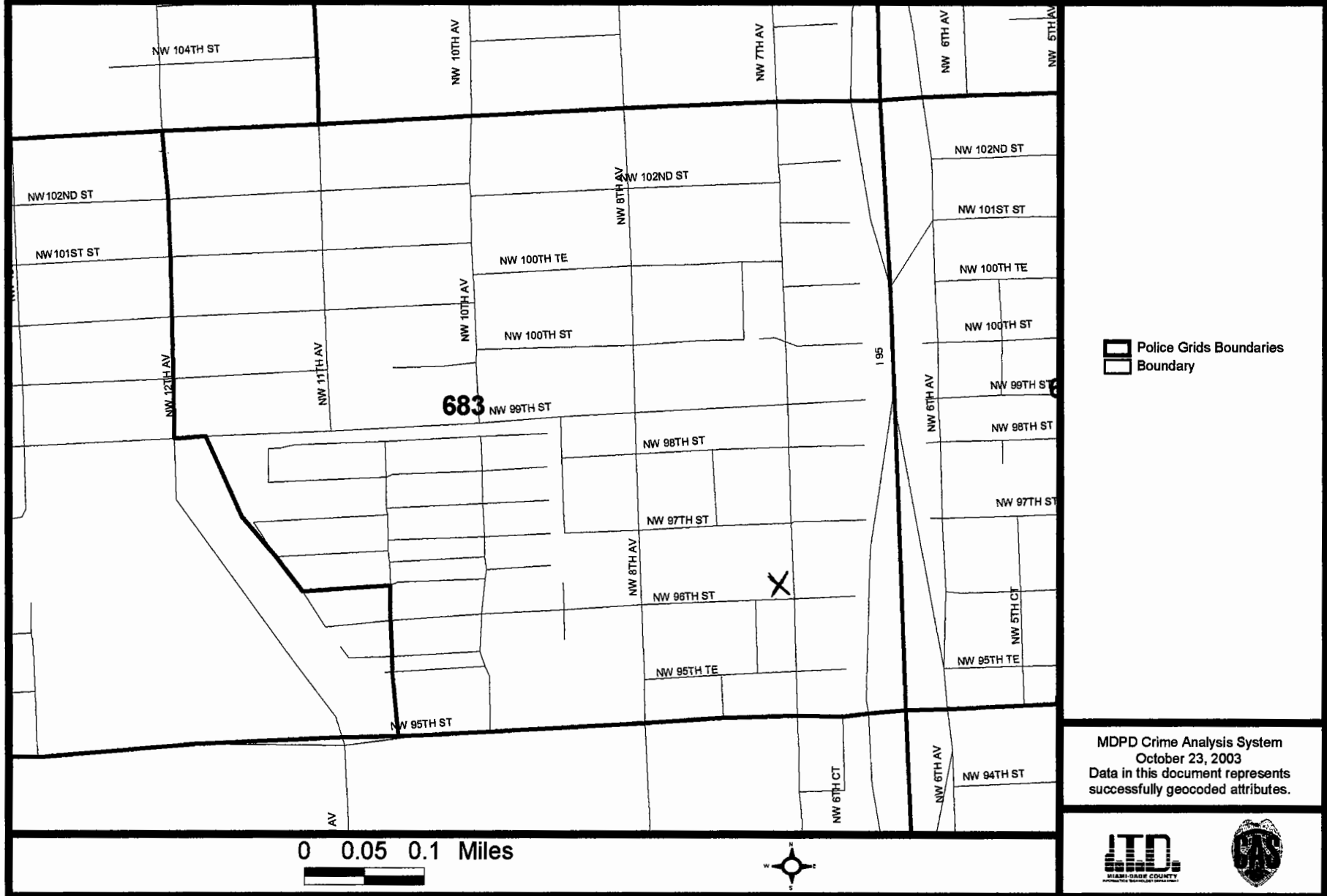
Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par

Attachments (6)



**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 0683**  
**Devon Ramcharan; Hearing # 03-190**



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38



# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

**Total for All Grids : 4277**

# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-09-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	224
	14	CONDUCT INVESTIGATION	453
	15	MEET AN OFFICER	1002
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	124
	18	HIT AND RUN	21
	19	TRAFFIC STOP	188
	20	TRAFFIC DETAIL	28
	21	LOST OR STOLEN TAG	30
	22	AUTO THEFT	76
	25	BURGLAR ALARM RINGING	56
	26	BURGLARY	132
	27	LARCENY	44
	28	VANDALISM	38
	29	ROBBERY	20
	30	SHOOTING	3
	32	ASSAULT	200
	33	SEX OFFENSE	10
	34	DISTURBANCE	395
	36	MISSING PERSON	28
	37	SUSPICIOUS VEHICLE	29
	38	SUSPICIOUS PERSON	32

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-09-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	81
	41	SICK OR INJURED PERSON	44
	43	BAKER ACT	6
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	4
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	8
	52	NARCOTICS INVESTIGATION	79
	53	ABDUCTION	1
	54	FRAUD	10
	55	WEAPONS VIOLATION	1
Total Signals for Grid 0683 :			3373
Total Reported: 2370			Total Not Reported: 1003

**Total for All Grids : 3373**



**Miami-Dade Police Department**  
**Address Query for Events occurring at 9600 NW 7AV**  
**For 2002-01-01 Thru**

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "N", "M", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

*0*



**Mia-Dade Police Department**  
**Address Query for Events occurring at 9600 NW 7AV**  
**For 2003-01-01 Thru**

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "N", "M", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

*[Handwritten signature]*



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	25
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
<b>Grid 0683 TOTAL</b>	<b>313</b>
<b>Total Part I :</b>	<b>313</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II :</b>	<b>77</b>

**Grand Total: 390**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-09-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
110A - RAPE	2
110C - FONDLING	2
1200 - ROBBERY	18
130A - AGGRAVATED ASSAULT	28
2200 - BURGLARY	50
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	6
230F - SHOPLIFTING FROM A MOTOR VEHICLE	52
230G - SHOPLIFTING ALL OTHERS	61
2400 - MOTOR VEHICLE THEFT	30
<b>Grid 0683 TOTAL</b>	<b>250</b>
<b>Total Part I :</b>	<b>250</b>





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-09-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	47
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	49
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	6
<b>Grid 0683 TOTAL</b>	<b>111</b>
<b>Total PART II :</b>	<b>111</b>

**Grand Total: 361**

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-10-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "0683" )




## MEMORANDUM

03-190

TO: Franklin Gutierrez, Agenda Coordinator  
Department of Planning and Zoning

DATE: August 28, 2003

c-8

FROM:   
Veronica M. Salom, Commander  
Budget and Planning Bureau  
Miami-Dade Police Department

SUBJECT: Police Statistical Data  
for Community Council  
Board #8 Zoning  
Meeting on  
September 17, 2003

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for seven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 1245      W. R. C. Properties, Inc.; Hearing # 01-417  
Location: Lying on the west side of NW 57 Court and 400' south of Blue Lagoon Drive.
- Grid 682      Philoma Lubin; Hearing # 02-67  
Location: 1101 NW 106 Street.
- Grid 1076      Antonio R. Cruz; Hearing # 03-121  
Location: Lying approximately 225' east of NW 29 Avenue and north of NW 24 Street.
- Grid 966      A & S Management, Inc.; Hearing # 03-155  
Location: Lying on the south side of NW 53 Street and approximately 120' west of NW 31 Avenue, A/K/A: 3104 NW 53 Street.
- Grid 918      A & S Management, Inc.; Hearing # 03-156  
Location: Lying on the south side of NW 56 Street and lying approximately 80' west of NW 24 Avenue, A/K/A 2422 NW 56 Street.
- Grid 792      Lawrence and Tunga Clayton; Hearing # 03-187  
Location: 2370 NW 86 Terrace.
- Grid 683      Devon Ramcharan; Hearing #03-190  
Location: The northwest corner of NW 96 Street and NW 7 Avenue, A/K/A 9600 NW 7 Avenue.

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 25, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)
1245	01-417	1404	867	117	78
682	02-67	3528	1886	463	248
1101 NW 106 St*		1*	0*		
1076	03-121	2383	1771	222	124
966	03-155	4212	2360	412	221
3104 NW 53 St*		0*	0*		
918	03-156	4644	2773	439	270
2422 NW 56 St*		0*	0*		
792	03-187	2756	1797	287	166
2370 NW 87 Ter*		0*	0*		
683	03-190	4277	2628	390	275
9600 NW 7 Av*		43*	65*		

\*Note: When a hearing site has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/go  
Attachments (7)

GRID 683

This is a detailed street map of Miami, Florida, showing various neighborhoods and landmarks. The map is oriented with North at the top. Key features include:

- Neighborhoods:** Carol City, Opa Locka, Northside, Miami Springs, Virginia Gardens, Hialeah, and Miami Lakes.
- Streets:** Numerous streets are labeled, including NW 202 St, NW 199 St, NW 197 St, NW 195 St, NW 193 St, NW 191 St, NW 189 St, NW 187 St, NW 185 St, NW 183 St, NW 181 St, NW 179 St, NW 177 St, NW 175 St, NW 173 St, NW 171 St, NW 169 St, NW 167 St, NW 165 St, NW 163 St, NW 161 St, NW 159 St, NW 157 St, NW 155 St, NW 153 St, NW 151 St, NW 149 St, NW 147 St, NW 145 St, NW 143 St, NW 141 St, NW 139 St, NW 137 St, NW 135 St, NW 133 St, NW 131 St, NW 129 St, NW 127 St, NW 125 St, NW 123 St, NW 121 St, NW 119 St, NW 117 St, NW 115 St, NW 113 St, NW 111 St, NW 109 St, NW 107 St, NW 105 St, NW 103 St, NW 101 St, NW 99 St, NW 97 St, NW 95 St, NW 93 St, NW 91 St, NW 89 St, NW 87 St, NW 85 St, NW 83 St, NW 81 St, NW 79 St, NW 77 St, NW 75 St, NW 73 St, NW 71 St, NW 69 St, NW 67 St, NW 65 St, NW 63 St, NW 61 St, NW 59 St, NW 57 St, NW 55 St, NW 53 St, NW 51 St, NW 49 St, NW 47 St, NW 45 St, NW 43 St, NW 41 St, NW 39 St, NW 37 St, NW 35 St, NW 33 St, NW 31 St, NW 29 St, NW 27 St, NW 25 St, NW 23 St, NW 21 St, NW 19 St, NW 17 St, NW 15 St, NW 13 St, NW 11 St, NW 9 St, NW 7 St, NW 5 St, NW 3 St, NW 1 St.
- Landmarks:** Miami International Airport, Opa Locka Airport, and the Miami River.
- Other Features:** The map shows lot numbers, street names, and neighborhood boundaries. The text "TOWN OF MIAMI LAKES" is visible in the upper left, and "CAROL CITY" is visible in the upper right. The text "OPA LOCKA" is visible in the center, and "NORTHSIDE" is visible in the lower right. The text "MIAMI SPRINGS" is visible in the lower left, and "VIRGINIA GARDENS" is visible in the lower center.

# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2
Total Signals for Grid 0683 :			4277
Total Reported: 2920			Total Not Reported: 1357

**Total for All Grids : 4277**

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	173
	14	CONDUCT INVESTIGATION	343
	15	MEET AN OFFICER	790
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	102
	18	HIT AND RUN	16
	19	TRAFFIC STOP	149
	20	TRAFFIC DETAIL	22
	21	LOST OR STOLEN TAG	20
	22	AUTO THEFT	58
	25	BURGLAR ALARM RINGING	42
	26	BURGLARY	100
	27	LARCENY	34
	28	VANDALISM	35
	29	ROBBERY	12
	30	SHOOTING	3
	32	ASSAULT	154
	33	SEX OFFENSE	10
	34	DISTURBANCE	312
	36	MISSING PERSON	15
	37	SUSPICIOUS VEHICLE	27
	38	SUSPICIOUS PERSON	27

# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" ) and ( Dis.Grid in ( "0683" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	63
	41	SICK OR INJURED PERSON	34
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	4
	49	FIRE	7
	52	NARCOTICS INVESTIGATION	56
	53	ABDUCTION	1
	54	FRAUD	9
	55	WEAPONS VIOLATION	1
Total Signals for Grid 0683 :			2628
Total Reported: 1854			Total Not Reported: 774

Total for All Grids : 2628





# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	01/31/2002			34	17:22:00	17:35:00	17:35:00	N0000
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

43



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", " ", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
19600 NW 7 AV	I	0120	1	03/02/2003			25A	16:10:28	16:23:38	16:23:38	I0000
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			14	18:29:16	18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003			15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			14	17:54:00	17:55:42	17:55:42	N0000
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003			15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	10:23:03	10:23:03	
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101



# Miami-Dade Police Department

## Address Query for Events occurring at 9600 NW 7 AV

### For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ( "A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", " ", "ZZ", "P" ) and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substrng ( "030", 1, 3 ) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			13	13:20:31	13:20:52	13:20:52	N0000
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
:9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273

65



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AOA  
For Specific Grids

From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
<b>Grid 0683</b>	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	25
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
<b>Grid 0683 TOTAL</b>	<b>313</b>
<b>Total Part I :</b>	<b>313</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
<b>Grid 0683 TOTAL</b>	<b>77</b>
<b>Total PART II :</b>	<b>77</b>

**Grand Total: 390**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )



Miami-Dade Police Department

# MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AOA

For Specific Grids

From 2003-01-01 Thru 2003-07-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
Grid 0683	
110A - RAPE	2
110C - FONDLING	2
1200 - ROBBERY	12
130A - AGGRAVATED ASSAULT	25
2200 - BURGLARY	39
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	5
230F - SHOPLIFTING FROM A MOTOR VEHICLE	38
230G - SHOPLIFTING ALL OTHERS	53
2400 - MOTOR VEHICLE THEFT	22
Grid 0683 TOTAL	199
Total Part I :	199



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-07-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0683

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0683</b>	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	1
130B - SIMPLE ASSAULT	42
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	22
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	5
<b>Grid 0683 TOTAL</b>	<b>76</b>
<b>Total PART II :</b>	<b>76</b>

**Grand Total: 275**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and Ol.Reporting\_Agency\_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "0683" )

# Memorandum



**Date:** January 18, 2005

**To:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning

**From:** Roosevelt Bradley, Director  
Miami-Dade Transit

A handwritten signature in black ink, appearing to read "Roosevelt Bradley", written over the printed name.

**Subject:** FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27<sup>th</sup> Avenue from 62<sup>nd</sup> Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27<sup>th</sup> Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete  
Mario G. Garcia



**MEMORANDUM**

Helen  
B.

**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 18, 2003

**FROM:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

ms  
[Signature]

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD



## MEMORANDUM

*original to Helen Brown  
cy to Al Jones*

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 12, 2003  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager  
Victoria Garland, Acting Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM  
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED  
SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_



# MEMORANDUM

07 07-17A MFD-DC DADR GSAMAY MD

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**Department of Solid Waste Management (DSWM)**  
**Solid Waste Facility Capacity Analysis**  
**Fiscal Year 2002-2003**

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

<b>RESOURCES RECOVERY</b>		<b>GARBAGE</b>	<b>TRASH</b>	<b>TIRES</b>	<b>TOTAL</b>
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
<b>TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS</b>					
GARBAGE 54.3%		997,000			
TRASH 44.4%		816,000			
SPECIAL (includes Tires) 1.3%		24,000			
TOTAL		1,837,000			

**REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR**

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	478,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

\* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

\*\* South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

## 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



## MEMORANDUM

**TO:** Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

**FROM:** *Roosevelt Bradley*  
Roosevelt Bradley, Director  
Miami Dade Transit

**DATE:** October 14, 2003

**SUBJECT:** FY04 Blanket  
Concurrency Approval  
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

**CC:** Aurelio Rodriguez, P.E.  
Mario G. Garcia

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OCT 21 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:17  
MIAMI-DADE COUNTY  
FLORIDA

PROCESSED BY MANAGEMENT

**MEMORANDUM**

Helen  
B.

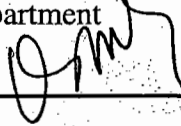
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 18, 2003

**FROM:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

MB



This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD



## MEMORANDUM

*original to be kept in  
cy to Al Jones*

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 12, 2003  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

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cc: Pedro G. Hernandez, P.E., Assistant County Manager  
Victoria Garland, Acting Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM  
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_





## MEMORANDUM

ST 07-17A MIAMI DADE COUNTY

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

A handwritten signature in dark ink, appearing to read "E. L. Carlton", written over the printed name and title.

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**Department of Solid Waste Management (DSWM)**  
**Solid Waste Facility Capacity Analysis**  
**Fiscal Year 2002-2003**

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
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TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

# MEMORANDUM

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TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director  
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency  
Concurrency Approval for  
Transit

---

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

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If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director  
Mario G. Garcia, Chief



## MEMORANDUM

07-17A MEMO DADP 05A MAY 1999

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

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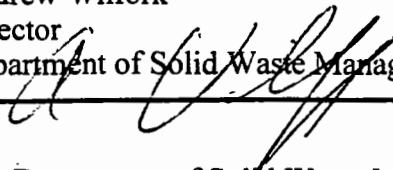
ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

DATE: September 22, 2000  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management



The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]+[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	195,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
** TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		195,000	195,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-688,000
2023	0	3,364,000	0	-1,038,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

\*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed

\*\*South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover

\*\*\*North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October, 1999

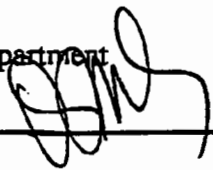
**MEMORANDUM**

**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** August 6, 2002

**FROM:** Vivian Donnell Rodriguez  
Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD

**RECEIVED**  
AUG 07 2002

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING



## 2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522